



Because property is personal with...

Deanscroft, Knebworth

**BELVOIR!**



**Guide price** £230,000



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## Key Features

- CHAIN FREE
- TOP FLOOR APARTMENT
- LOW SERVICE CHARGE AND GROUND RENT
- IDEAL FIRST TIME BUY
- BRILLIANT INVESTMENT OPPORTUNITY
- COMMUNAL GARDENS
- EPC rating C
- Leasehold





## Charming Top Floor 2-Bedroom Flat in Knebworth, Hertfordshire!

Welcome to your ideal home or investment opportunity in the heart of Knebworth, Hertfordshire. This brilliant top floor 2-bedroom flat offers a perfect blend of comfort, convenience, and potential, making it an excellent choice for first-time buyers or investors.

### Key Features:

**Top Floor Position:** Enjoy the tranquility and privacy of the top floor in this well-maintained building.

**Two Double Bedrooms:** Spacious and well-lit, providing ample space for relaxation or accommodating guests.

**Long Lease:** Benefit from the peace of mind that comes with a long lease.

**Low Service Charge and Ground Rent:** Keep your living costs manageable with low service charges and ground rent.

**Chain Free:** Move in without delay or hassle.

### Location Highlights:

Knebworth village hosts a range of amenities to include:

**Chemist, Post Office, and Library:** Convenient access to essential services.

**Doctors Surgery and Two Dentists:** Comprehensive healthcare facilities within easy reach.

**Co-op General Store:** For your daily grocery needs.

**Indian Restaurant and Chinese Takeaway:** Enjoy a variety of dining options right in the

village.

**Cafes and Wine Merchants:** Perfect spots for socializing and leisure.

**Well-Regarded Junior/Mixed Infant School:** Ideal for young families.

**Churches and Recreational Ground:** Featuring tennis courts, a bowling green, and a children's play area.

**Proximity to Knebworth Station:** Just a short walk to Knebworth Station, offering fast and frequent services directly to London Kings Cross as well as Cambridge - perfect for commuters.

**Well-Kept Communal Gardens:** Relax and unwind in the beautifully maintained communal gardens, providing a green oasis right at your doorstep.

This property, although requiring some work, offers incredible potential. With its excellent location, affordability, and the added benefit of being chain free, this flat is ready to welcome its new owners. Don't miss out on the opportunity to make this wonderful property your new home or a valuable addition to your investment portfolio.

Viewings are highly recommended. Contact us today to arrange a visit and explore all that this fantastic flat has to offer.







Communal Entrance

Entrance Hall

Bathroom

Kitchen 2.35m x 2.42m (7'8" x 7'11")

Lounge/Diner 3.83m x 4.54m (12'7" x 14'11")

Bedroom One 3.83m x 3.34m (12'7" x 11'0")

Bedroom Two 3.63m x 3.39m (11'11" x 11'1")

Communal Garden





## Agent's Notes

Belvoir are advised:

Council tax - North Hertfordshire band B

Years left on lease - 103

Service charge - £952.12 per annum

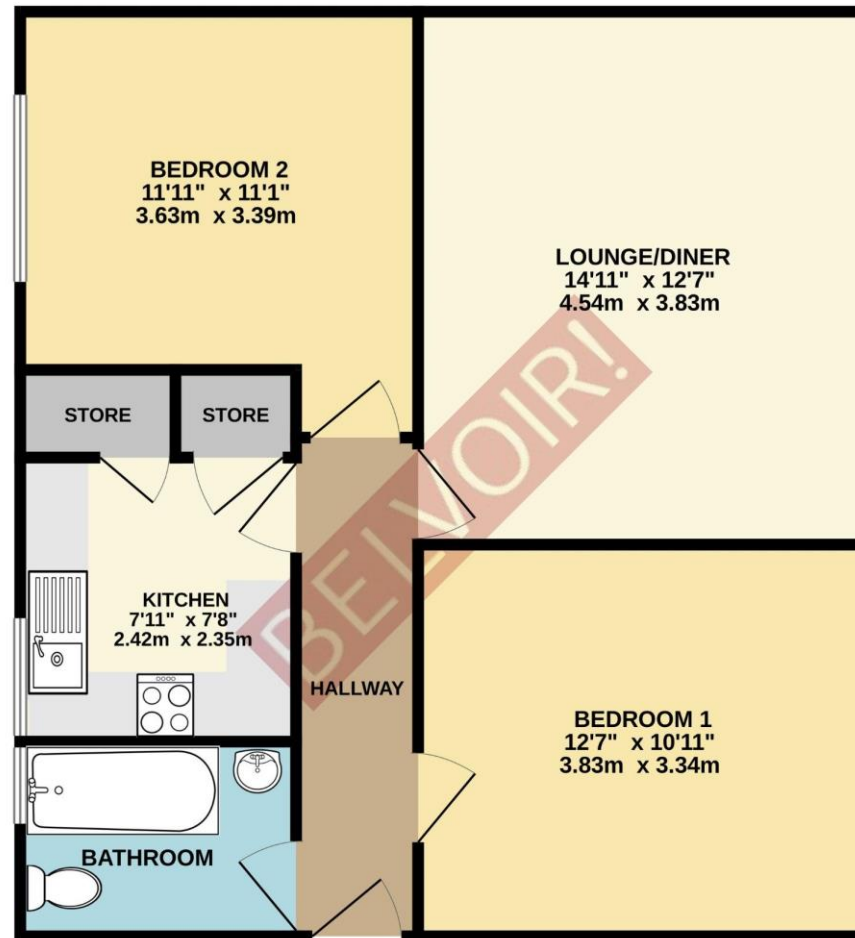
Ground rent - £10 per annum

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SECOND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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