

Alexander Bond & Company

Estate Agents | Property Management



FLORENCE
COURT

Florence Court, Knebworth, Hertfordshire SG3 6FQ

£315,000

2 2 1 B



3 Florence Court

Knebworth, SG3 6FQ

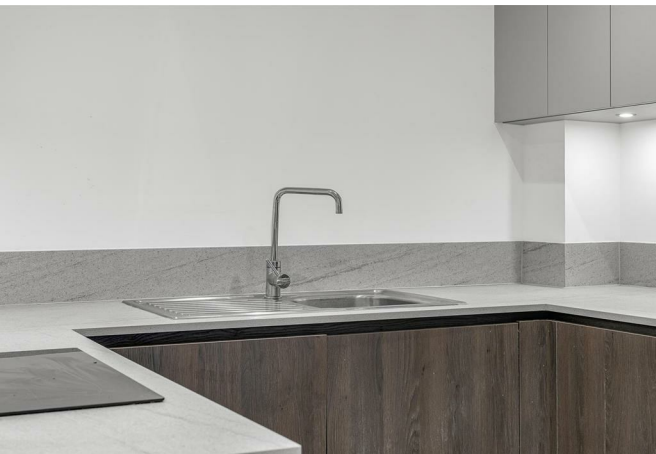
- Well Presented Throughout
- Two Good Sized Bedrooms
- Ground Floor Position
- Less Than a Minute Walk to Train Station & Village Pub
- Gas Central Heating to Radiators
- Modern Contemporary Apartment
- Ensuite Shower Room
- Allocated Parking Space plus Extra Visitor Parking
- Secure & Private Entry Phone System
- EPC B

Offered for sale this modern contemporary two bedroom ground floor apartment that is very conveniently situated within the sought after village of Knebworth and just a stones throw away from the mainline train station and local village pub.

This very well presented apartment offers a well-equipped contemporary style kitchen that benefits integrated appliances that includes a 'Bosch' oven, and induction hob, an integrated fridge, a freezer and a dishwasher. There is a spacious open plan lounge/ dining room, there are two good sized bedrooms, both have fitted wardrobes with the main having the benefit of an ensuite shower room. There is also a modern bathroom with a three piece suite that includes a fitted shower.

Outside there is an allocated parking space as well as a number of visitor parking spaces and well maintained communal gardens.

Florence Court is very conveniently located in the village of Knebworth, which offers a range of amenities, including a highly regarded JMI school, a doctor's surgery, two dentists, local shops, post office, library and cafes. Transportation links are easily accessible, with Knebworth mainline station that offers a fast train journey to London Kings Cross. Also the A1(M) junction 7 is a short drive away from the property, providing excellent connectivity.



COMMUNAL HALL

Access via front door with entry phone system, bright airy and well maintained.

ENTRANCE HALL

Access via contemporary door, radiator, wood flooring, large built in utility cupboard with power and light, plumbing for a washing machine, a 'Baxi' wall mounted combination boiler, consumer box.

OPEN PLAN KITCHEN/ LIVING ROOM

16'7" x 19'3" x 12'9" (5.08 x 5.87 x 3.90)

Lounge/ Dining Area: 5.06m x 3.89m Two double glazed windows, two double radiators, wall mounted thermostat, entry phone system, inset ceiling spotlights, grey 'Parquet' style vinyl cushion flooring,

Kitchen Area: Measures 2.64m x 1.92m Stainless steel single drainer sink unit with mixer tap, Light grey granite effect work top surfaces with splash backs, contrasting dark grey base units with light grey eye level units, integrated fridge and freezer, built in 'Bosch' induction hob and electric cooker, glass splash back, fitted extractor above hob, under wall unit lighting, integrated 'Beko' dishwasher.

INNER HALL

Inset ceiling spotlights, wood flooring.



BEDROOM ONE

12'3" x 9'6" (3.75 x 2.9)

Double glazed window to front, radiator, inset ceiling spot lights, wall mounted thermostat, fitted double wardrobe.

ENSUITE SHOWER ROOM

Fitted double shower cubicle with door and screen, shower tray, tiled around shower area, wall mounted mixer controls and attachment, low level WC, extractor fan, heated towel rail, inset ceiling spot lights, shaver point. grey 'Parquet' style vinyl cushion flooring.

BEDROOM TWO

9'6" x 9'1" (2.9 x 2.79)

Double glazed window to front, radiator, inset ceiling spot lights.

BATHROOM

Fitted panelled bath with mixer tap and shower screen, wall mounted shower with mixer controls and attachment, low level WC, wall mounted push flush control, grey ceramic tiled floor, extractor fan, heated towel rail, part tiled walls, shaver point.

PARKING

One allocated parking space and extra visitor parking spaces.

COMMUNAL GARDEN

Communal garden area to the rear.

GENERAL INFORMATION

Lease: 121 Years remaining

Service Charge: £1561 per annum

Ground Rent: £300 per annum

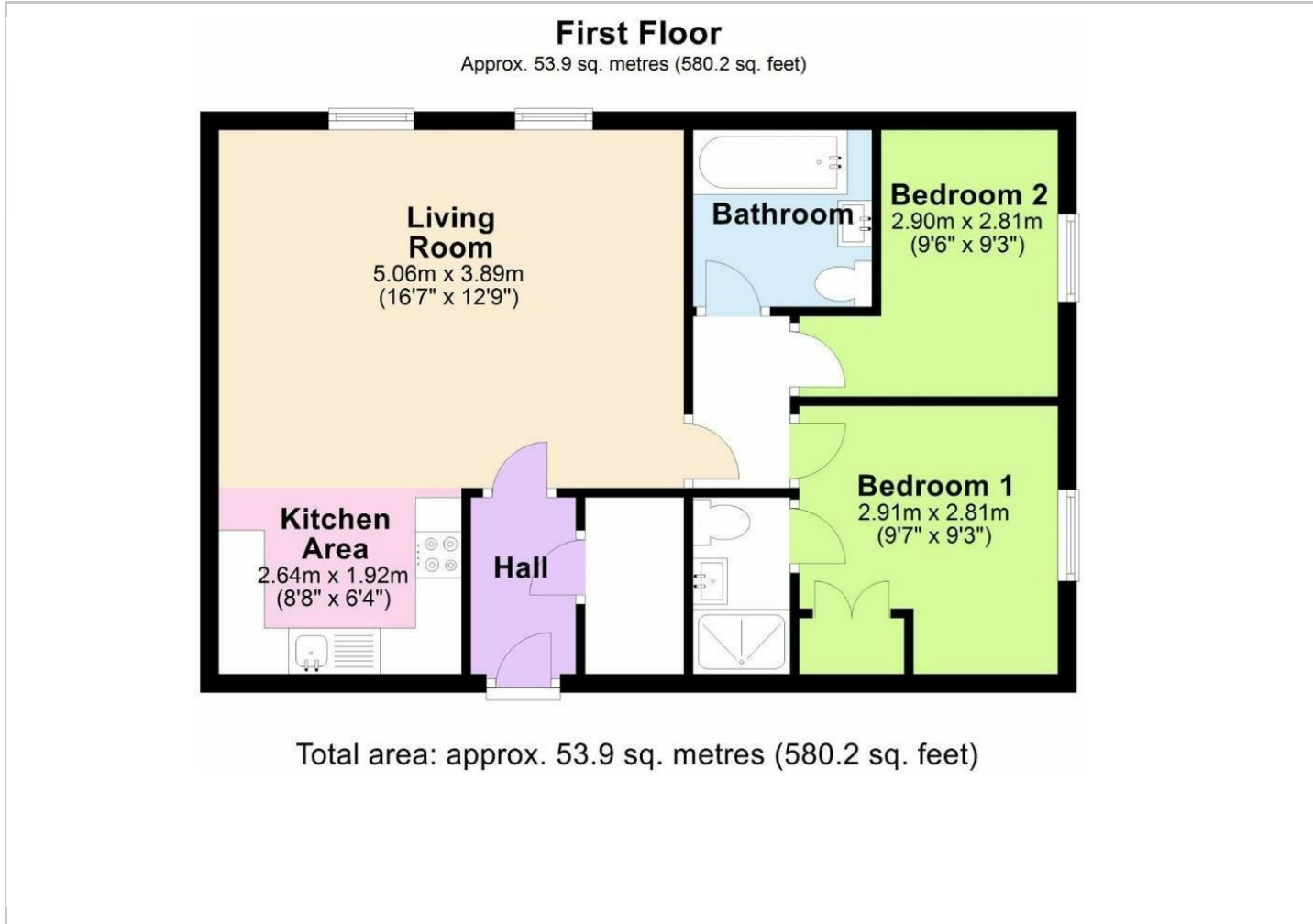
Directions

The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles while Knebworth mainline railway station enables access to London Kings Cross in around 25/35 minutes.





Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.