

# Alexander Bond & Company

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& Company

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**FOR SALE**  
01438 811511  
www.abcproperties.co.uk

25 Kerr Close, Knebworth, Hertfordshire, SG3

Guide Price £260,000





# 25 Kerr Close

Knebworth, SG3 6AL

- Two Bedroom First Floor Apartment
- Brand New Kitchen with Appliances
- Walking Distance To Train Station
- Communal Gardens
- EPC RATING C
- High Quality Shower Room
- Double Glazed Throughout
- Allocated Parking Space
- Long Lease - 999 Years from 1986

This delightful two bedroom apartment is available to purchase and is located in the popular village of Knebworth, nestled amidst the beautiful open countryside.

Inside, the apartment is tastefully decorated and has been meticulously maintained to uphold a high standard. The living room is cozy and inviting perfect for relaxing over a long day. The kitchen is fully equipment and comes with built in appliances.

The bedroom is bright and airy, with large double-glazed windows that allow natural light to flood in. The shower room is modern and sleek, featuring a walk in shower and all the necessary amenities for your convenience.

Outside, the apartment boasts communal gardens and allocated parking space. The surrounding countryside offers numerous opportunities for outdoor activities, such as walking, cycling, and hiking. With miles of stunning trails to explore, you'll never be bored!

This two bedroom apartment is perfect for individuals or couples looking to escape the hustle and bustle of city life and enjoy a peaceful lifestyle amidst the tranquil beauty of the Knebworth countryside.



## ENTRANCE HALL

Access via hardwood front door, storage heater.

## LOUNGE/DINING ROOM

Triple aspect windows, storage heater, tv point, wood effect flooring.

## BRAND NEW KITCHEN

Double glazed window, high gloss wall and base units, granite effect work top surfaces, wood effect flooring, inset ceiling spots, stainless steel fitted sink with drainer and 'swan neck' tap, electric cooker and hob, extractor fan, integrated fridge/freezer, integrated washing machine.

## BEDROOM ONE

Double glazed window to rear, built in wardrobes.

## BEDROOM TWO

Double glazed window to rear, fitted wardrobe.





### **BRAND NEW SHOWER ROOM**

Walk in shower with tray and glass screen, part tiled walls, mosaic vinyl flooring, low level WC with push flush, hand wash basin with pedestal, built in storage area with shelves., heated towel rail, with low level WC, pedestal hand wash basin, ceramic tiled floor, fully tiled walls, fitted cupboards and mirror.

### **PARKING**

Allocated parking.

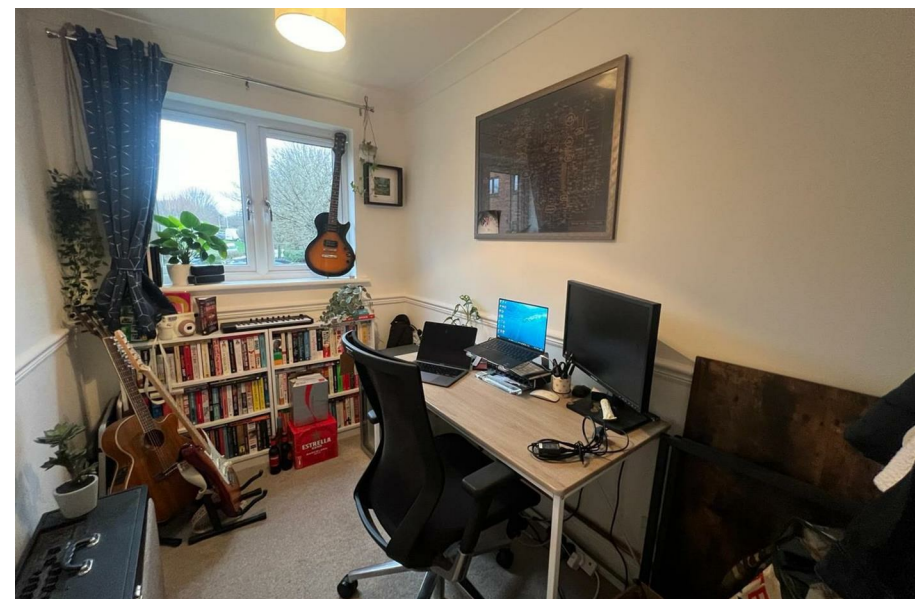
### **Lease & Service Charge Info**

Lease: 999 Years from 1986

Service Charge: £75 per month

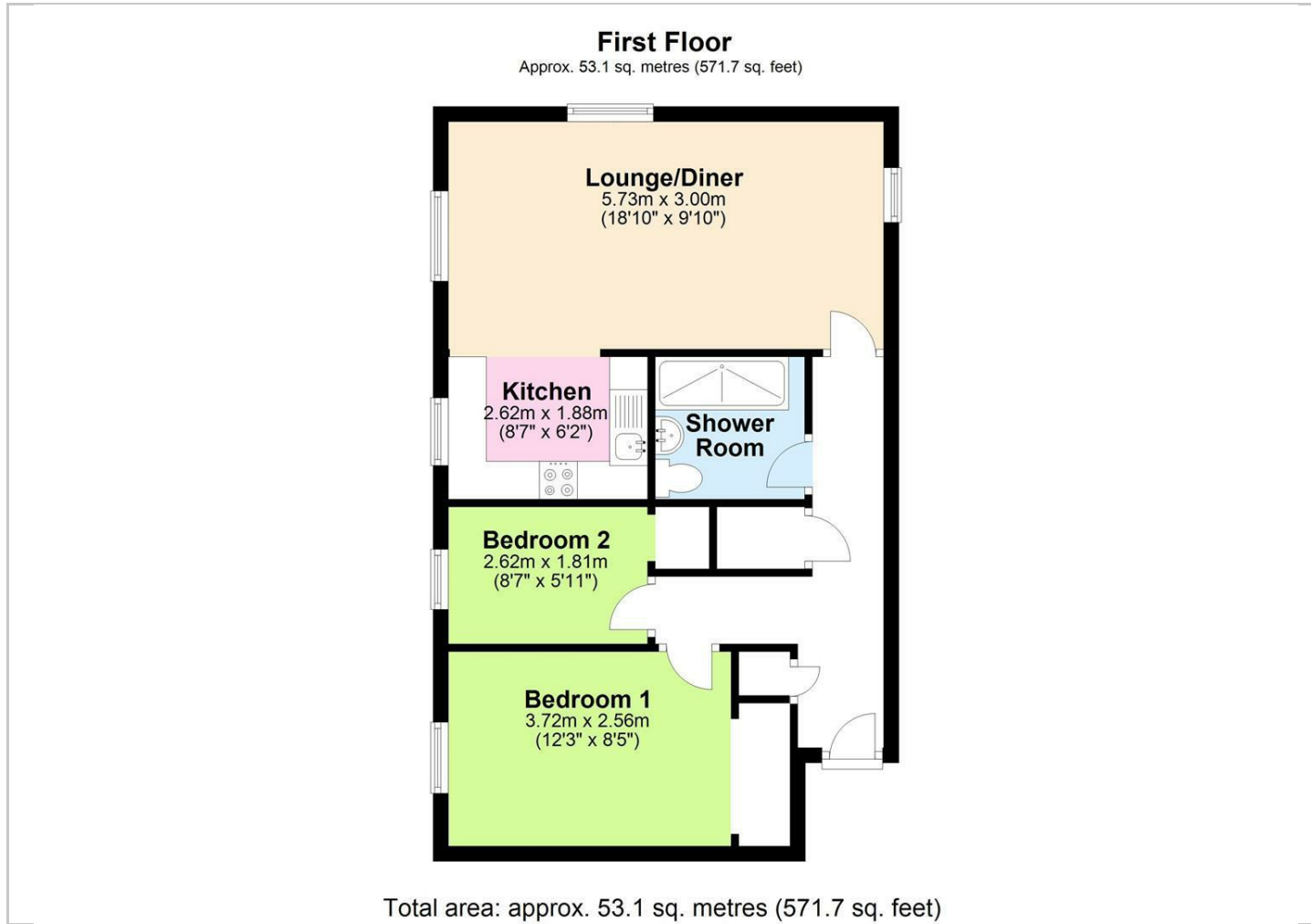
### **Directions**

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.

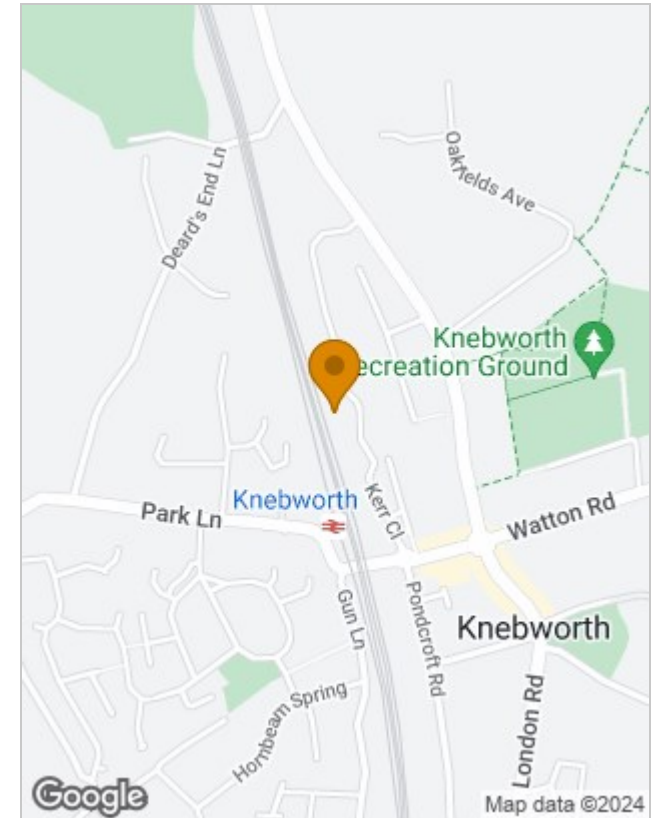




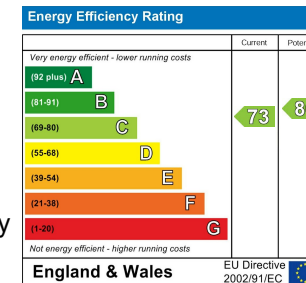
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.