

Alexander Bond & Company

Estate Agents | Property Management



85 Wadnall Way, Knebworth, SG3 6DT

Guide Price £225,000



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85 Wadnall Way

Knebworth, SG3 6DT

- Ground Floor Apartment
- Refitted Bathroom
- One Double Bedroom
- Allocated Parking Space
- Chain Free
- Refitted Kitchen
- Excellent Condition
- Gas Central Heating to Radiators
- Close to Countryside
- EPC Rating C

We are pleased to present for sale this very well maintained one-bedroom ground floor apartment, offered in excellent condition throughout and with an EXTENDED LEASE. The property is situated on the outskirts of Knebworth village, enjoys proximity to open countryside and is within walking distance of the mainline railway station (approximately 30 minutes to London Kings Cross) and the village's amenities.

The apartment features a generously proportioned L-shaped lounge/dining room, a refurbished kitchen with integrated appliances, a modernized bathroom boasting a power shower, and a spacious double bedroom complete with a built-in 'walk-in' cupboard. Outside, residents can enjoy communal gardens, along with an allocated parking space.

We highly recommend an internal viewing of this exceptional property.



ENTRANCE HALL

Access via double glazed white UPVC front door, radiator, rustic antique effect wood strip flooring, opening to:

LOUNGE/DINING ROOM

A spacious L shaped lounge/dining room with dual aspect windows, radiator, rustic antique effect wood strip flooring, inset ceiling spotlights, built in cloaks/storage cupboard, built in airing cupboard.

INNER HALL

Rustic antique effect wood strip flooring, radiator, inset ceiling spotlights.

RE-FITTED KITCHEN

8'0" x 5'1" (2.44 x 1.55)

Re-fitted kitchen with a stainless steel single drainer, one and a quarter bowl sink unit with mixer tap, wood effect work top surfaces, fitted cupboards and drawers with a white high gloss finish to fronts, built in 'Cata' ceramic hob and oven under, fitted stainless steel cooker hood, plumbing for washing machine, vinyl flooring, white brick effect ceramic wall tiles, feature box bay window to side elevation.





RE-FITTED BATHROOM 7'1" x 5" (2.16 x 1.52)
Contemporary white bathroom suite with a fitted panelled bath with mixer tap and shower attachment, pedestal hand wash basin, with mixer tap, low level WC, fully tiled walls, extractor fan, heated towel rail.

LARGE DOUBLE BEDROOM 14'11" x 9'9" (4.55 x 2.97)
Window to rear, large walk in storage cupboard housing gas fired boiler for central heating and hot water. Inset ceiling spotlights, radiator, range of wardrobes.

OUTSIDE
Allocated parking space, communal gardens, storage cupboard.

GENERAL INFORMATION
Lease Term: 162 YEARS FROM 2013
Service Charge : £1074.03 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



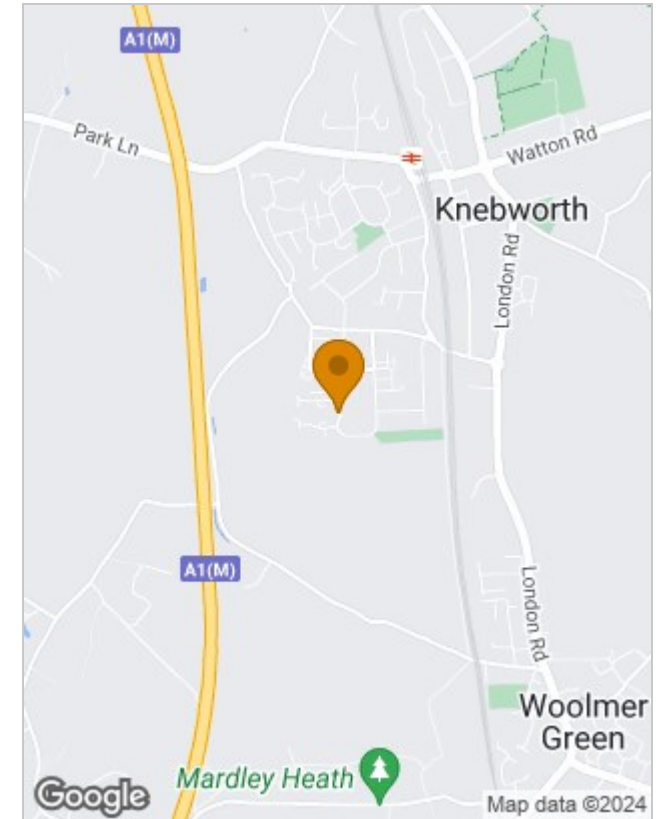
Viewing

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.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB
Tel: 01438 811511 Email: sales@abcproperties.co.uk <https://www.abcproperties.co.uk>

Location Map



Energy Performance Graph

