

# Alexander Bond & Company

Estate Agents | Property Management



5 Florence Court, Knebworth, SG3 6FQ

Guide Price £330,000







# 5 Florence Court

Knebworth, SG3 6FQ

- Immaculately Presented First Floor Apartment
- Less Than a Minute Walk to Train Station
- Two Spacious Bedrooms
- Gas Central Heating to Radiators
- NHBC Guarantee and Long Lease
- Two Allocated Parking Spaces Plus Visitor Parking
- Secure Private Entry Phone System
- Modern Contemporary Design With Quality Fittings
- Open Plan Living with Integrated Kitchen Appliances
- Well Maintained Communal Area and Gardens

Alexander Bond & Company are delighted to offer for sale this recently constructed well presented modern contemporary two bedroom first floor apartment that is conveniently located within the much sought after village of Knebworth and just a very short walk away from the mainline train station and the villages amenities.

This immaculately presented apartment offers bright spacious living accommodation with a contemporary fitted kitchen that offers integrated appliances. This includes a 'Bosch' oven hob, an integrated fridge and freezer and an integrated slimline dishwasher. It has a large open plan lounge/ dining room with plenty of natural light that floods in from its southerly facing aspect, there are two spacious double bedrooms that have fitted wardrobes. There is also a modern white bathroom suite with a fitted shower.

In the car park to the front of the apartment block 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 & STAIRS

## ENTRANCE HALL

## OPEN PLAN LOUNGE/ KITCHEN

18' x 16'1" (5.49m x 4.90m")

## BEDROOM ONE

15'2" x 9'8" (4.62m x 2.95m")

## BEDROOM TWO

11'3" x 8'8" (3.43m x 2.64m")

## BATHROOM

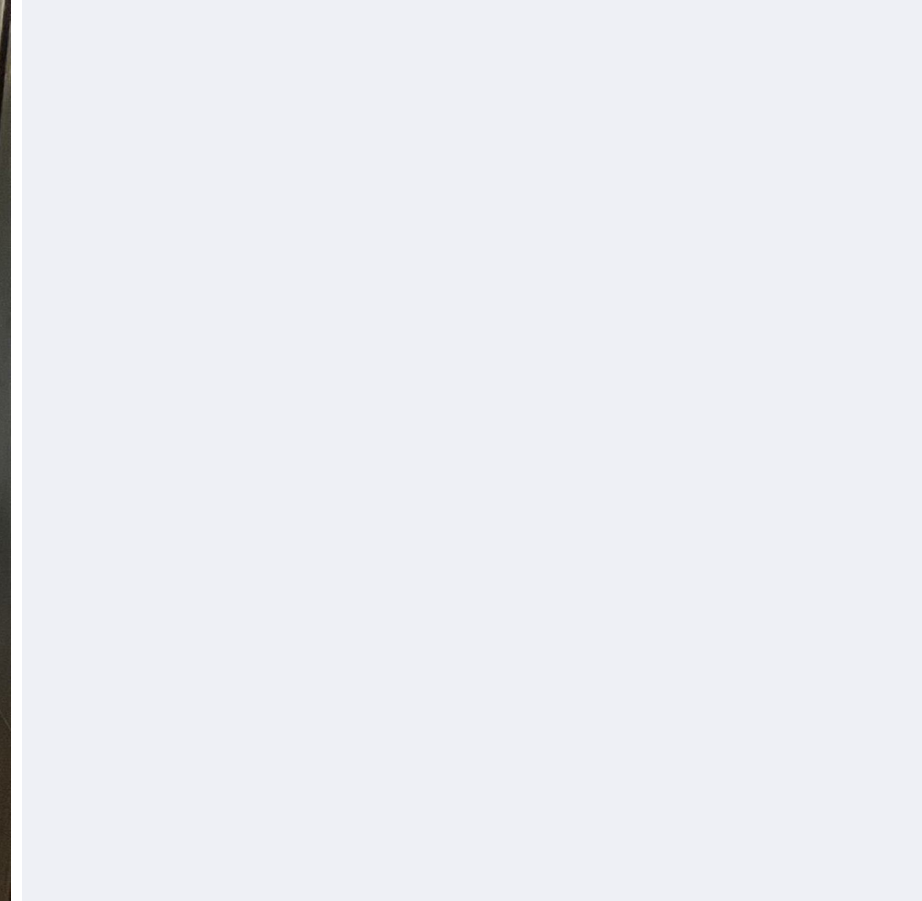
## PARKING

## COMMUNAL GARDENS

## GENERAL INFORMATION







## Directions

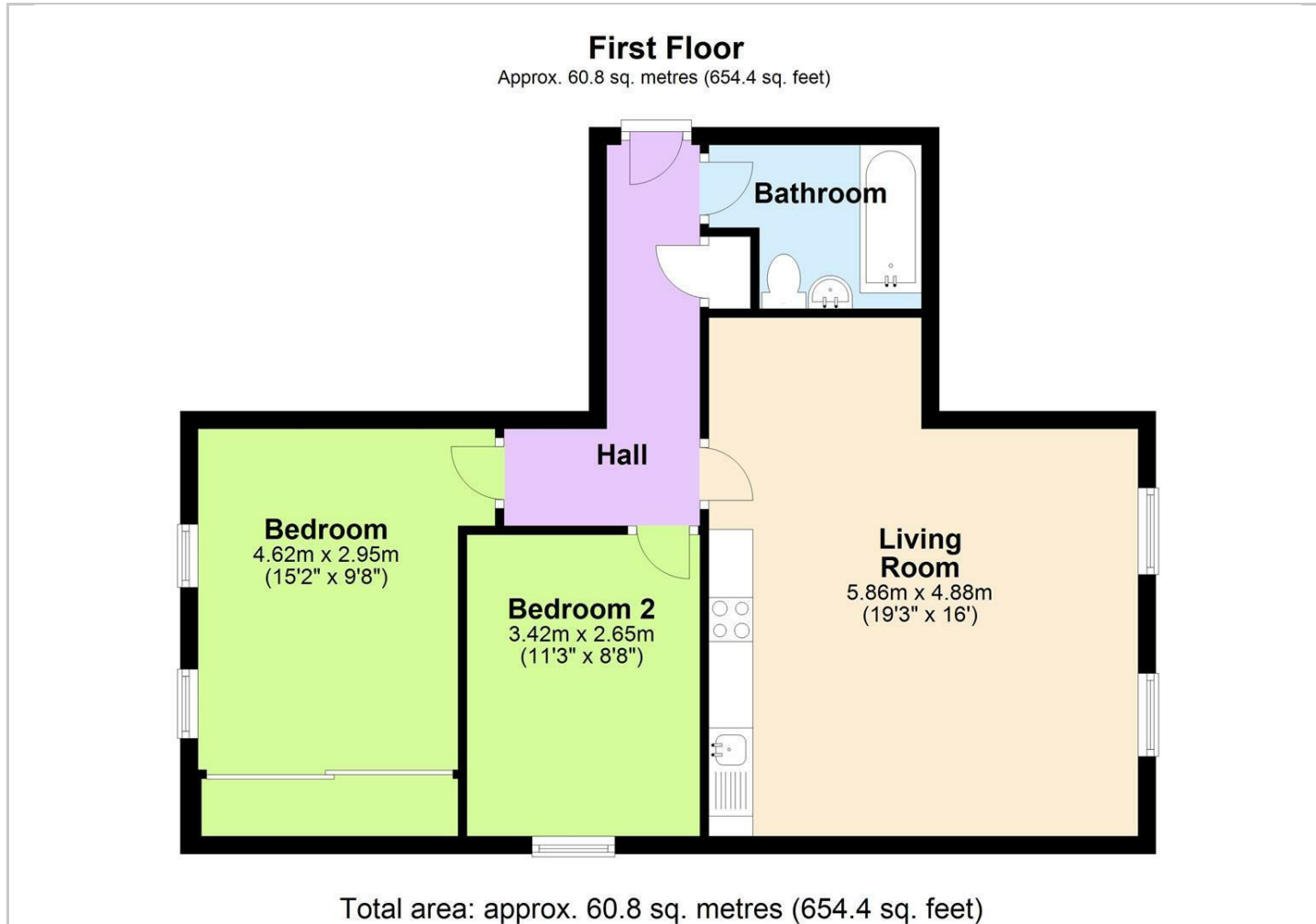
The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles while Knebworth mainline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







## 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.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		85	85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

