

Alexander Bond & Company

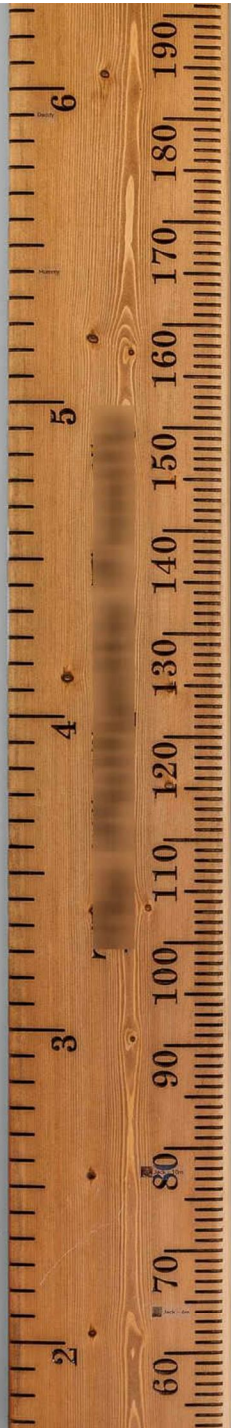
Estate Agents | Property Management



83 Kerr Close, Knebworth, Hertfordshire, SG3 6AL

Guide Price £250,000





83 Kerr Close

Knebworth, SG3 6AL

- Two Bedroom First Floor Apartment
- First Floor Apartment
- Walking Distance To Train Station
- Allocated Parking Space
- Complete Chain
- Double Glazed Throughout
- Re-Fitted Kitchen with Breakfast Bar
- Long Lease - 999 Years from 1986
- Communal Gardens
- Modern White Bathroom with Shower

We are pleased to bring to the market this very well presented floor apartment, ideally situated in the heart of Knebworth. The property has undergone significant enhancements by the owners and boasts a newly re-fitted open plan kitchen, a re-fitted bathroom, two bedrooms, an entrance hall with ample storage, and a lounge/dining room with dual aspects. Additionally, the property offers communal gardens and an allocated parking space. Viewing is highly recommended!



ENTRANCE HALL

Access via hard wood front door, two windows to rear, built in airing cupboard, built in store cupboard.

LOUNGE/ DINING ROOM 9'11 x 18'6 (3.02m x 5.64m)

Wood effect flooring, inset spot lights, double glazed windows to front and rear.

KITCHEN

Double glazed window to front, Minerva worktops, wooden wall and base units, sink unit with mixer tap and drainer, extractor fan, 'Hotpoint' electric oven and hob, integrated fridge, ceramic tiled flooring, part tiled walls.

BATHROOM

Fitted bathroom suite comprising of a panelled bath, electric shower, low level WC, wash basin with mixer tap, tiled walls, ceramic tiled flooring, extractor fan.

BEDROOM ONE 5'10 x 10'8 (1.78m x 3.25m)

Double glazed window to front, built in wardrobes.





BEDROOM TWO 5'10 x 10'8 (1.78m x 3.25m)
Double glazed window to front.

OUTSIDE
Communal gardens
Allocated Parking Space

LEASE & SERVICE CHARGE
Lease: 999 Years from 1986
Service Charge: £75.00 per month

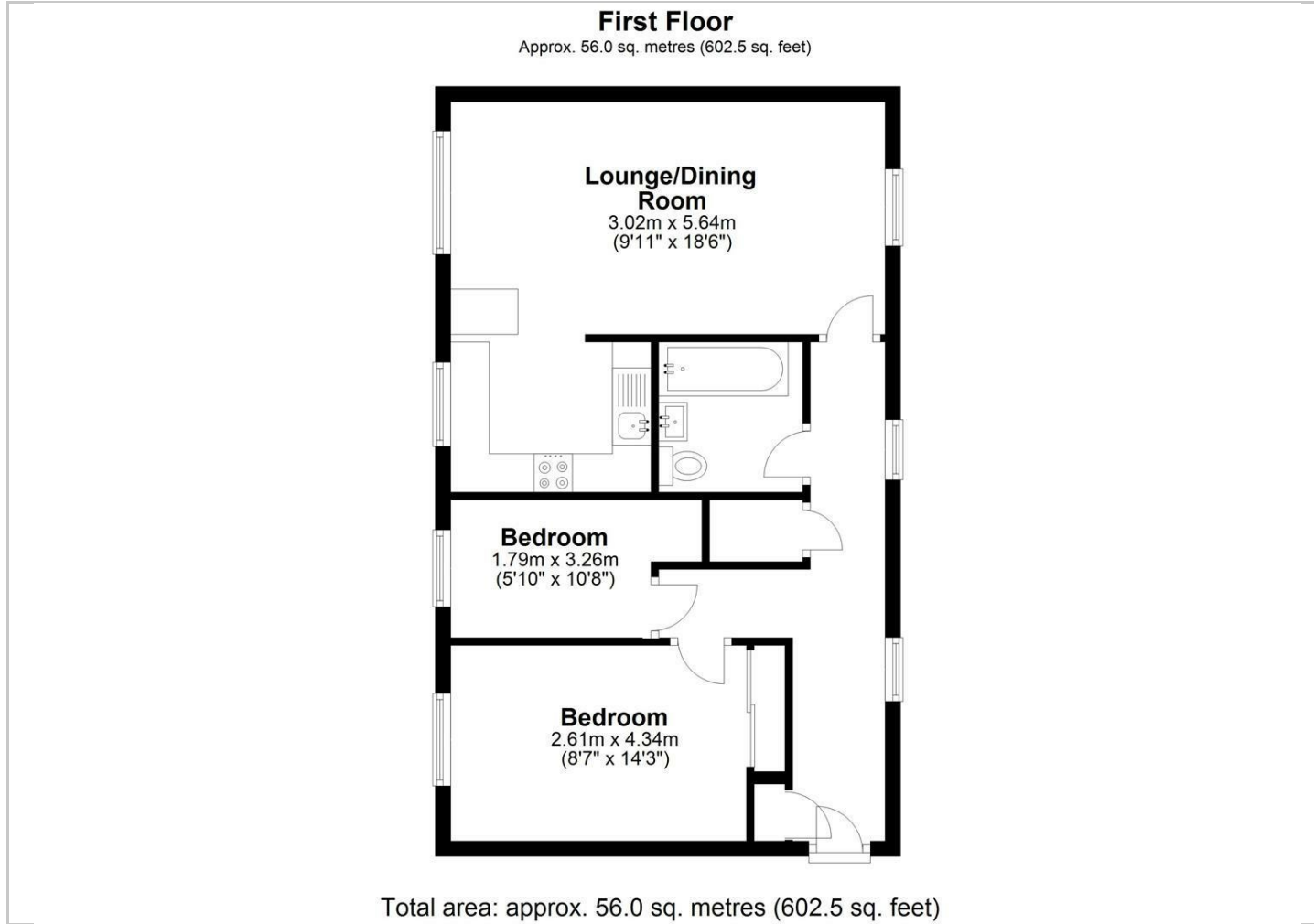
Directions

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.

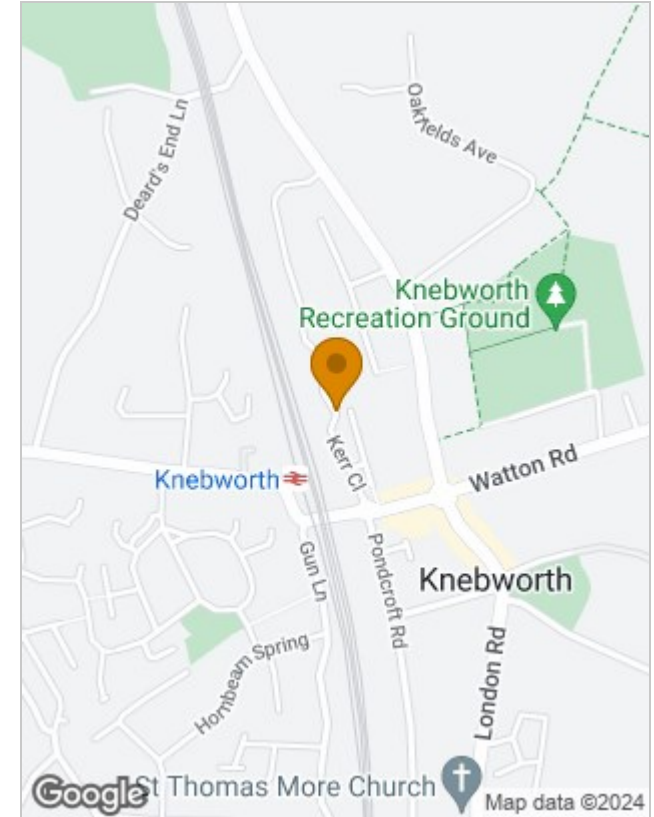




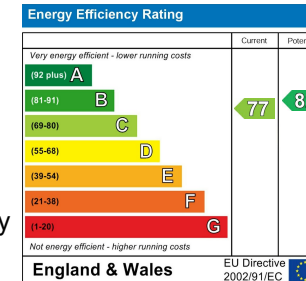
Floor Plans



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.