

Alexander Bond & Company

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Mardleybury Court, Woolmer Green, Hertfordshire, SG3 6LP

Price Guide £295,000



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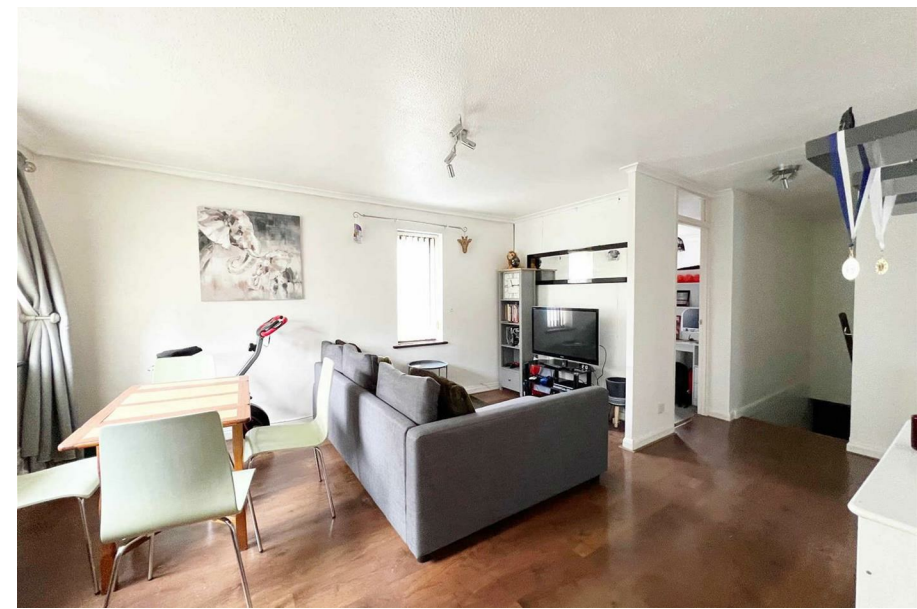
Mardleybury Court

Woolmer Green, SG3 6LP

- Two Double Bedroom Maisonette
- Popular Village Location
- Garage
- Double Glazing
- Extended Lease
- Spacious Lounge / Dining Room
- Private Garden
- Fitted Kitchen With Appliances
- Gas Central Heating to Radiators
- EPC RATING C

An ideal opportunity to purchase this spacious and rarely available first floor maisonette located in the village of Woolmer Green with the benefit of NO UPWARD CHAIN! The property offers a good standard of living accommodation comprising a large lounge/ dining room, kitchen with appliances, bathroom with a shower, two good sized bedrooms, double glazed windows and gas central heating to radiators. The property also has a garage and its own garden.

Woolmer Green is located about three-quarters of a mile south of Knebworth, offering beautiful open countryside and woodland walks. This popular village features a highly regarded JMI school, a church, a village hall, two pubs with restaurants, a Tesco Express, hair salons for men and women, a bakery, and a Thai takeaway. Woolmer Green is well-positioned for access to nearby towns and has excellent commuter links.



ENTRANCE LOBBY

Access via front door, wall mounted above door ' Dimplex' electric wall heater, stairs off to first floor,.

LOUNGE/ DINING ROOM

17'4" x 14'1" x 11'5" (5.29 x 4.3 x 3.48)

Double glazed windows to rear and side aspects, double radiator, single radiator, wood flooring, access to insulated loft with light, built in airing cupboard housing lagged hot water tank.

KITCHEN

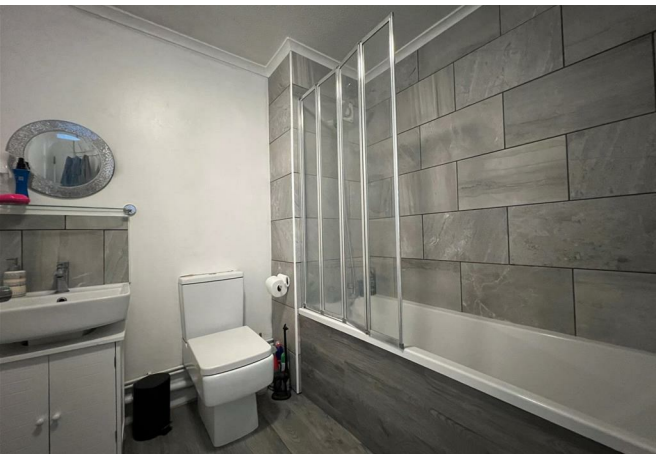
9'2" x 7'2" (2.8 x 2.2)

Double glazed window to rear, wood effect work top surfaces with cupboards and drawers under, circular inset sink unit with mixer tap, part tiled walls,, fitted ceramic hob, integrated stainless steel oven, stainless steel cooker hood, wall mounted ' Baxi' gas fired boiler, radiator, fridge space, plumbing for a washing machine, wood flooring, inset ceiling spotlights.

BEDROOM ONE

11'11" x 11'6" (3.64 x 3.52)

Double glazed window to front, radiator.





BEDROOM TWO

Double glazed window to front, radiator.

BATHROOM

Fitted panelled bath with mixer tap and shower attachment, shower screen. low level WC, hand wash basin with mixer tap, heated towel rail, part tiled walls, grey laminate wood flooring.

GARDEN

Fenced borders, lawn, patio area, outside store cupboard.

GARAGE

Located in nearby block, metal up and over door.

GENERAL INFORMATION

Length of lease: 125 years from 2017

There is no service charge . The ground rent is £100.00 per annum.

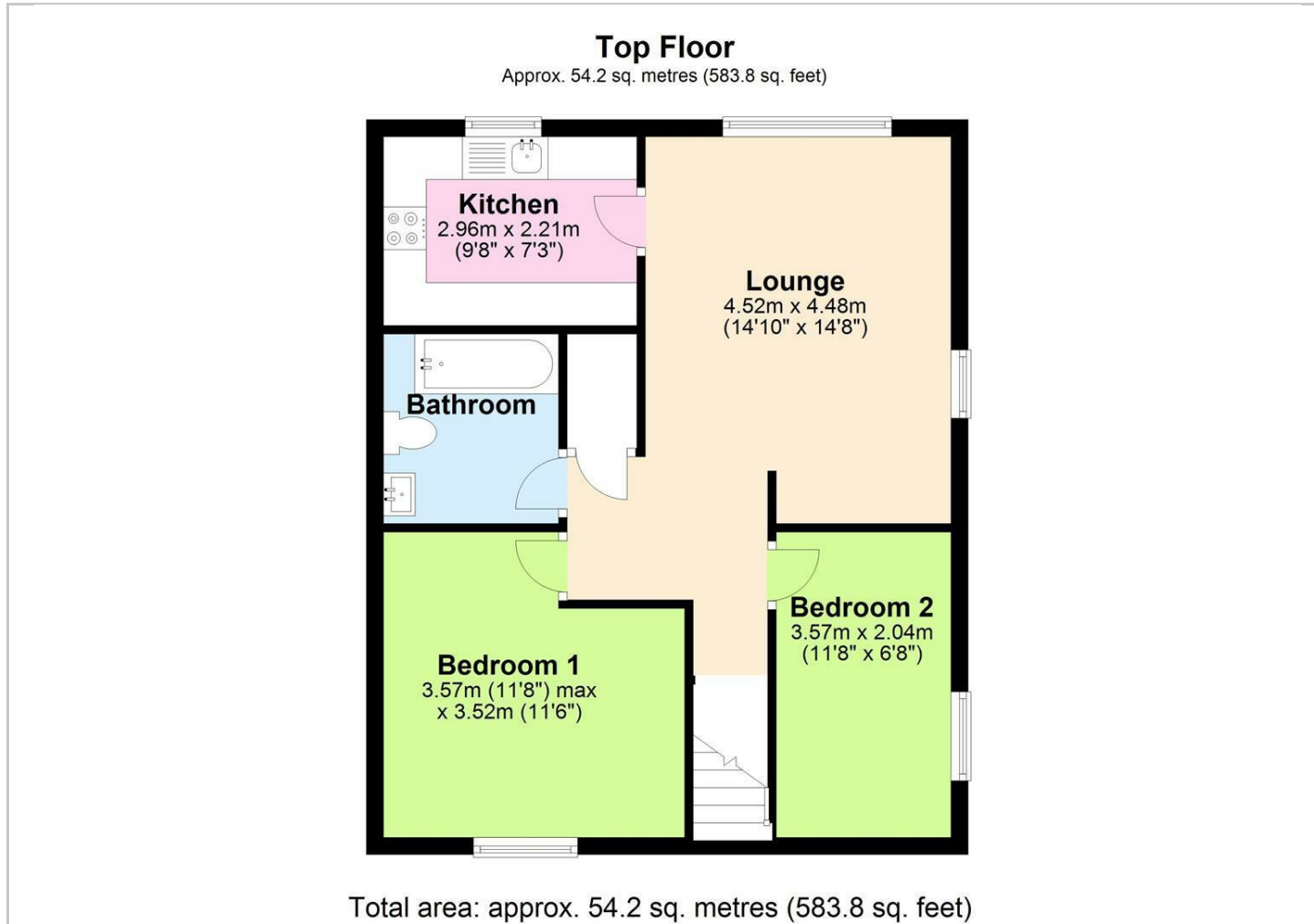
Directions

Woolmer Green has good travel connections. It is located close to the A1(M) motorway, which provides easy access to London and the North. There is also a railway station in Knebworth, which is on the East Coast Main Line, providing frequent services to London. Additionally, there are several bus routes that serve Woolmer Green and the surrounding areas.

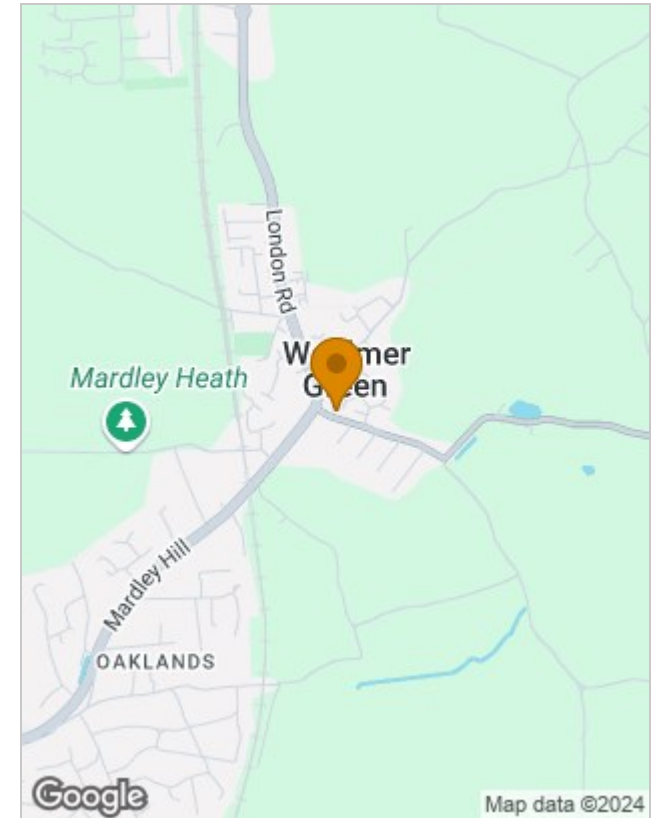




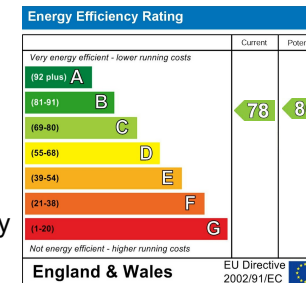
Floor Plans



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.