

# Alexander Bond & Company

Estate Agents | Property Management



10 Trafford Court, Knebworth, SG3 6DF

Guide Price £329,995









# 10 Strafford Court

Knebworth, SG3 6DF

- Three Bedroom Roof Top Apartment
- Excellent Condition
- Re - Fitted Bathroom
- Spacious Lounge/ Dining Room
- 999 Year Lease from 2010
- Large Outside Roof Terrace
- Re- Fitted Kitchen
- Located in the Heart of Knebworth Village
- Share of Freehold
- Garage

We are delighted to offer for sale this spacious and well presented three bedroom roof top apartment with its own outside terrace/ garden. The property offers an excellent standard of living accommodation. Comprises an entrance hall, spacious lounge/ dining room with double glazed patio sliding doors opening onto the roof garden, re- fitted contemporary style kitchen with a built in gas hob and electric oven, re- fitted four piece bathroom suite, three bedrooms, double glazed windows and gas central heating to radiators.

Strafford Court is ideally located in the heart of the village centre of Knebworth, which offers a range of amenities, including a highly regarded primary school, a doctor's surgery, and local shops. Transportation links are easily accessible, with Knebworth mainline station just a five-minute walk away, offering a quick 24-minute train journey to London Kings Cross. Furthermore, the A1(M) junction 7 is a little over a mile from the property, providing excellent connectivity.



## ENTRANCE HALL

## LOUNGE/ DINING ROOM

19'8" x 11'5" (5.99m x 3.48m")

## KITCHEN

7'11" x 7'1" (2.41m x 2.16m")

## BATHROOM

## BEDROOM ONE

13'9" x 9'4" (4.19m x 2.84m")

## BEDROOM TWO

14'6" x 7'9" (4.42m x 2.36m")

## BEDROOM THREE

11'5" x 6'6" (3.48m x 1.98m")

## ROOF GARDEN

## GARAGE

## GENERAL INFORMATION





## Directions

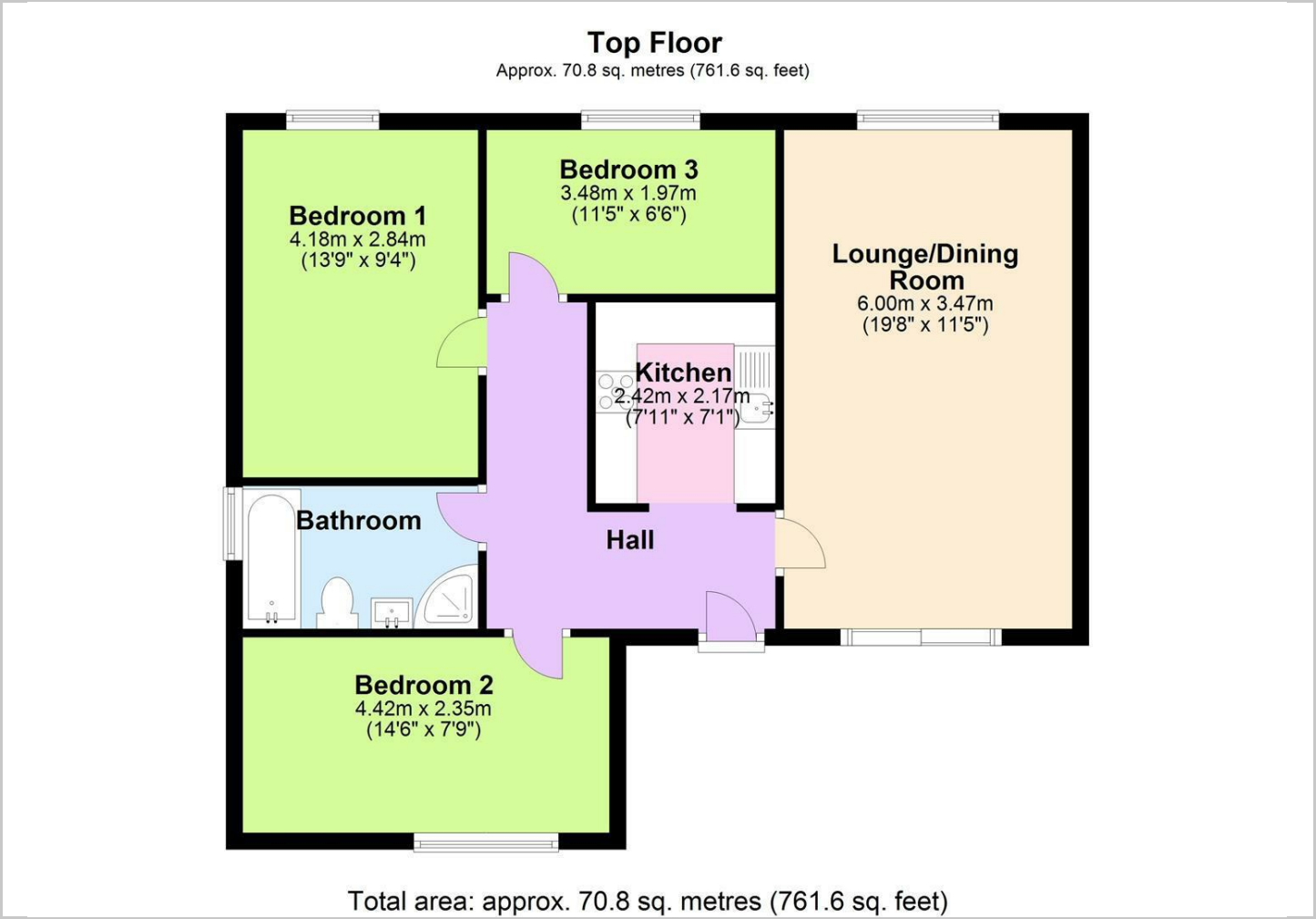
The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles while Knebworth mainline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

Location Map



Energy Performance Graph

