

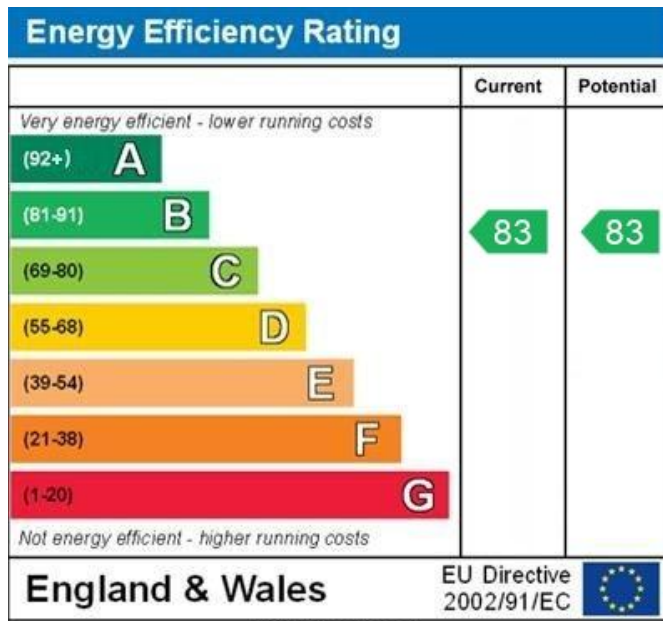


Mather Estates welcomes to the market a second-floor, one bedroom apartment, forming part of a development of just four residences, ideally situated on the charming High Street of Knebworth. Finished to a high standard, the property offers a spacious entrance hall leading into a modern open-plan living/dining area, complemented by a stylish shaker-style kitchen with integrated appliances. The accommodation further comprises a double bedroom and a second room for a home/nursery. The property is accessed via a secure entry system to the rear. Knebworth Train Station is located just 0.2 miles away, providing regular and convenient links into London, making this an ideal home for commuters.

Holding Deposit £311.53- refundable against first months rent should referencing be successful.
Security Deposit total- £1,557.69.







Second Floor

Open Plan Living
6.90m x 4.73m
(22'7" x 15'6")

Bathroom
1.98m x 1.73m
(6'6" x 5'8")

Bedroom
3.58m x 3.08m
(11'9" x 10'1")

Entrance Hall
2.91m x 1.10m
(9'7" x 3'7")

Office
2.40m x 2.06m
(7'10" x 6'9")

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of all appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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