



Park Lane Court, Knebworth

CHANDLERS



## 2 Park Lane Court

Knebworth, SG3 6EW  
Guide Price £300,000



1 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band B

GUIDE PRICE £300,000 - £315,000 \* A modern penthouse apartment, set within a highly desirable location in the village of Knebworth only a stones throw from the high street, the popular station public house and on the doorstep of the train station offering fast links into London kings cross. Built four years ago and spanning over 843sq ft, the apartment is immaculately fitted to a high standard, still within the NHBC warranty, has a long lease remaining and is offered with NO ONWARD CHAIN.

The property is within a private gated community of 11 flats and 1 coach house, has a secure entry system and lift access taking you to the top floor. Upon entry you are greeted by a long hallway with doors into all rooms, you have storage to the hallway, a large double bedroom with Velux windows and a walk-in wardrobe housing the boiler, high spec bathroom, huge open plan living room with Velux windows to the rear, a circular window with a view over the trainline, a large walk-in storage cupboard and an opening into the high spec fitted kitchen which comes complete with a number of fitted appliances.

Outside you have an allocated parking space with power points for the addition of an electric car charger point, and a number of visitor spaces.

(EPC: B - North Hertfordshire Council - Council Tax Band: D)

Lease information -

Annual service charge of £1776.71 inclusive of buildings insurance.

Ground rent £0

There is a remaining lease of approximately 146 years.



- £300,000 - £315,000 \* One bedroom penthouse apartment
  - Built four years ago and within the NHBC warranty
  - Ideal location next to the Knebworth railway station
  - Secure gated development with allocated parking and EV charger points
  - Secure entry and lift access
  - Large entrance hallway
  - Large double bedroom with walkin wardrobe and velux windows
  - Huge lounge with velux windows and opening into high spec kitchen
  - High spec bathroom
  - No onward chain
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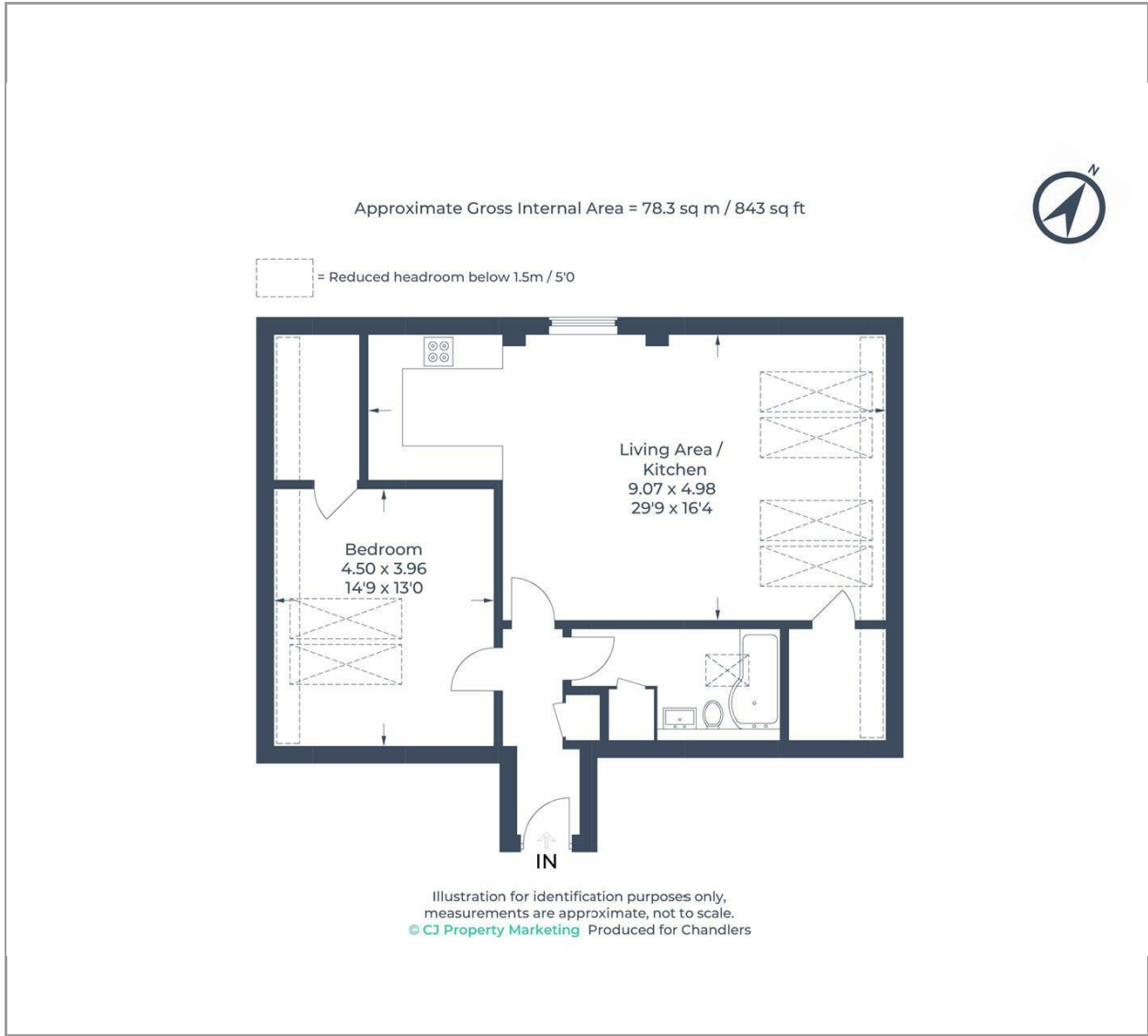




FLATS

10-11



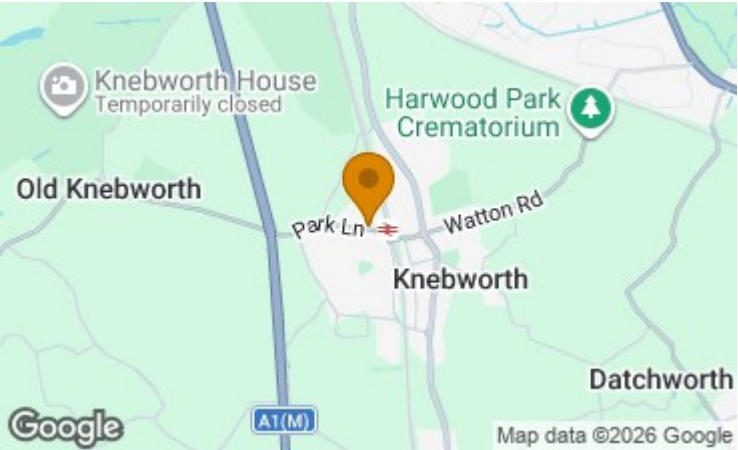


### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

### Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band D
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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	