

# Alexander Bond & Company

Estate Agents | Property Management



3 Ferguson House, Knebworth, SG3 6RF

£1,495 PCM





# 3 Ferguson House

Knebworth, SG3 6RF

- Two Bedroom Double Bedrooms
- Ensuite Shower Room
- Close to All Facilities
- Balcony to Front
- Popular Village Location
- Kitchen With Appliances
- First Floor Apartment
- Spacious Living Room
- Walking Distance to Train Station

This well-presented two-bedroom first floor executive-style apartment is ideally located close to Knebworth railway station and the village's excellent amenities. The property offers generous living space throughout and comprises: a welcoming reception hall, two double bedrooms - the main benefiting from an en-suite shower room - a modern kitchen with integrated appliances, and a spacious lounge with French doors opening onto a private balcony.

Externally, there are well-maintained communal gardens and an allocated parking space.

INTERNAL VIEWING IS HIGHLY RECOMMENDED!



## ENTRANCE HALL

**LOUNGE** 15'4" x 9'10" (4.67 x 3.00)

**KITCHEN** 12'10" x 8'0" x 10'0" (3.91 x 2.44 x 3.05)

**BEDROOM ONE** 12'9" x 10'7" (3.89 x 3.23)

## ENSUITE SHOWER ROOM

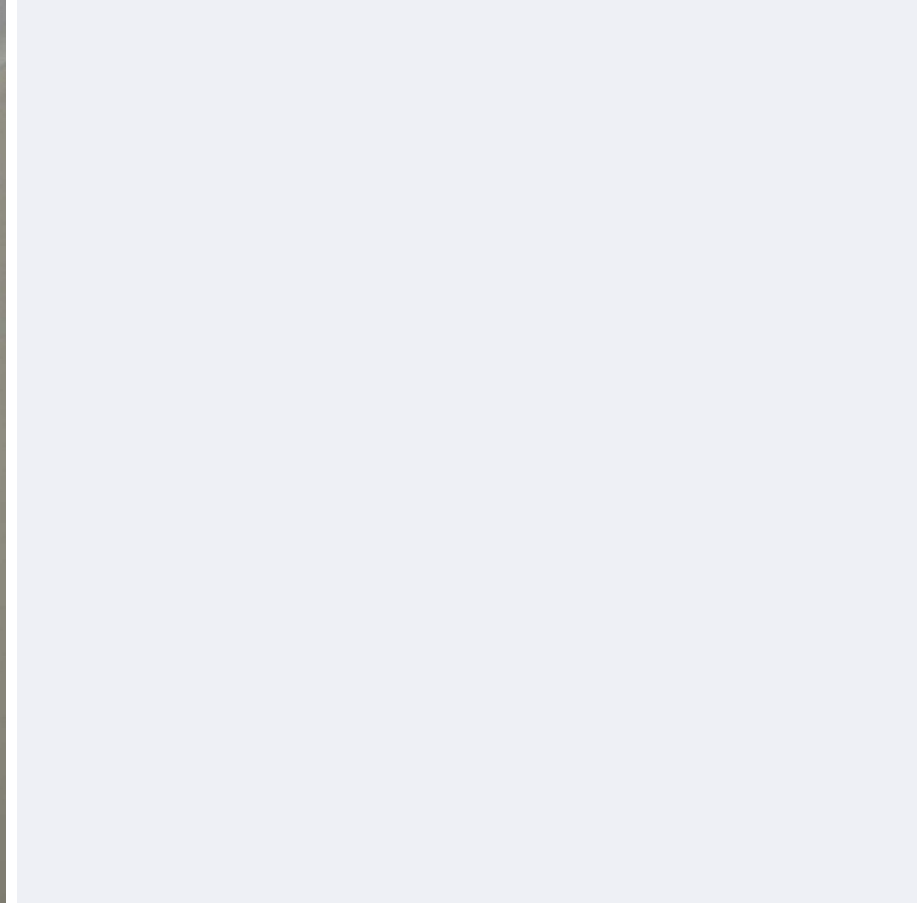
**BEDROOM TWO** 10'0" x 9'6" (3.05 x 2.90)

## BATHROOM

## OUTSIDE

## LEASE AND CHARGES



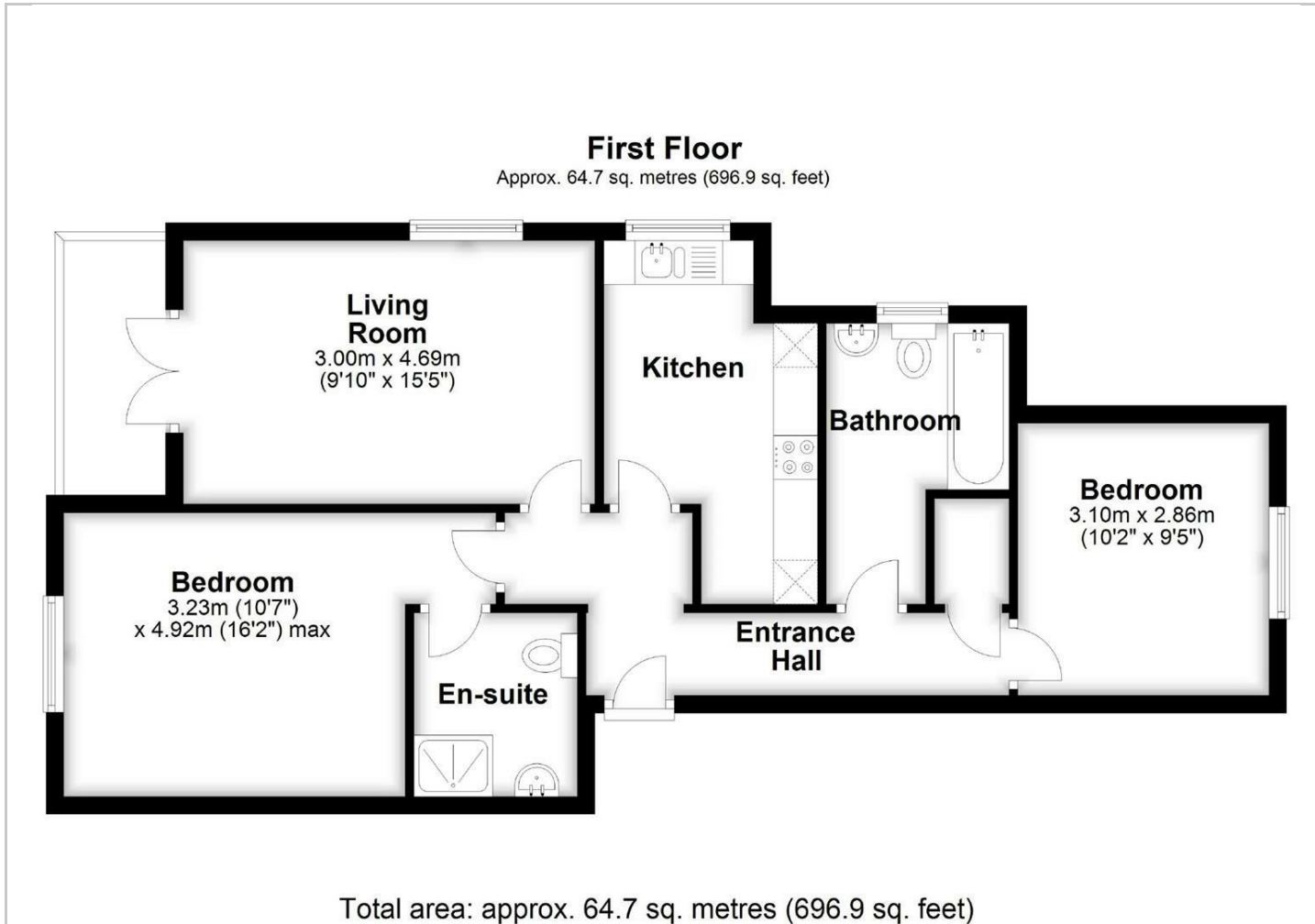


**Directions**

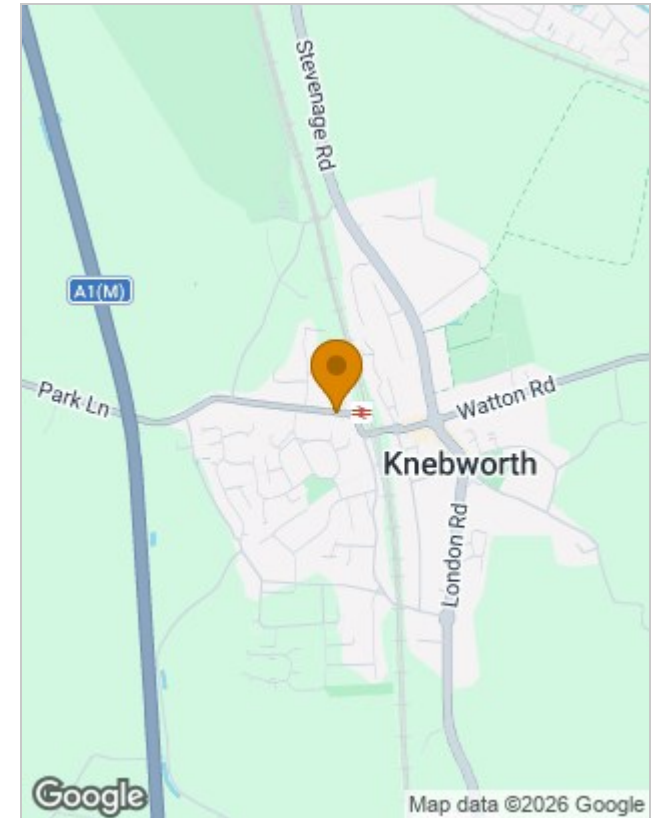




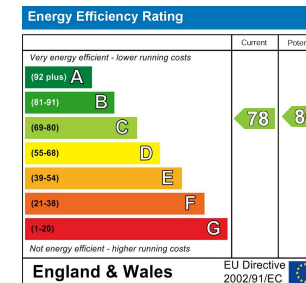
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lettings 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.