

Twin Foxes, Woolmer Green, Hertfordshire, SG3 6QT

Guide Price £265,000

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Twin Foxes

Woolmer Green, SG3 6QT

- Two Bedroom Ground Floor Apartment
- Spacious and Bright Accommodation
- Long Lease and Low Service Charge
- Close to local amenities and open countryside
- Share of Freehold
- Direct access to communal garden
- Three Allocated Parking Spaces
- New Gas Combination Boiler
- Sought-after Woolmer Green location
- Situated Close to an Orchard

A well-presented ground floor apartment situated within the popular Twin Foxes development in the sought-after village of Woolmer Green. The property offers generous, versatile accommodation together with the rare benefit of direct access onto the attractive gardens, three allocated parking spaces and a long lease.

The accommodation is accessed via a secure entry system, on entering the apartment is a welcoming hallway and includes a bright and comfortable living room, with glazed doors opening directly onto the garden and allowing plenty of natural light into the room. The adjoining kitchen is fitted with a range of wall and base units, integrated cooking facilities and space for additional appliances.

The property also offers a well-proportioned main bedroom together with a versatile additional room which would work equally well as a bedroom, home office, studio or hobby room. The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

One of the standout features of the apartment is its direct access to the beautifully established communal gardens.

Parking is another significant advantage, with two allocated parking spaces. Further benefits include a long lease, gas heating, double glazing and a convenient ground floor position.

Viewing is highly recommended.





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Parking

The property comes with two allocated parking spaces.

Lease Information

Lease - 999 years from new - Share of Freehold
Service Charge - £80.00 per month includes building insurance.
Ground Rent - Nil

Buyer Verification

Following acceptance of an offer, Alexander Bond & Co is required to carry out identity and Anti-Money Laundering checks on all purchasers.

To complete these checks, we use an independent verification provider. The cost of this service is £35.00 + VAT per person.

This process forms part of our compliance obligations and must be completed before the sale can progress.



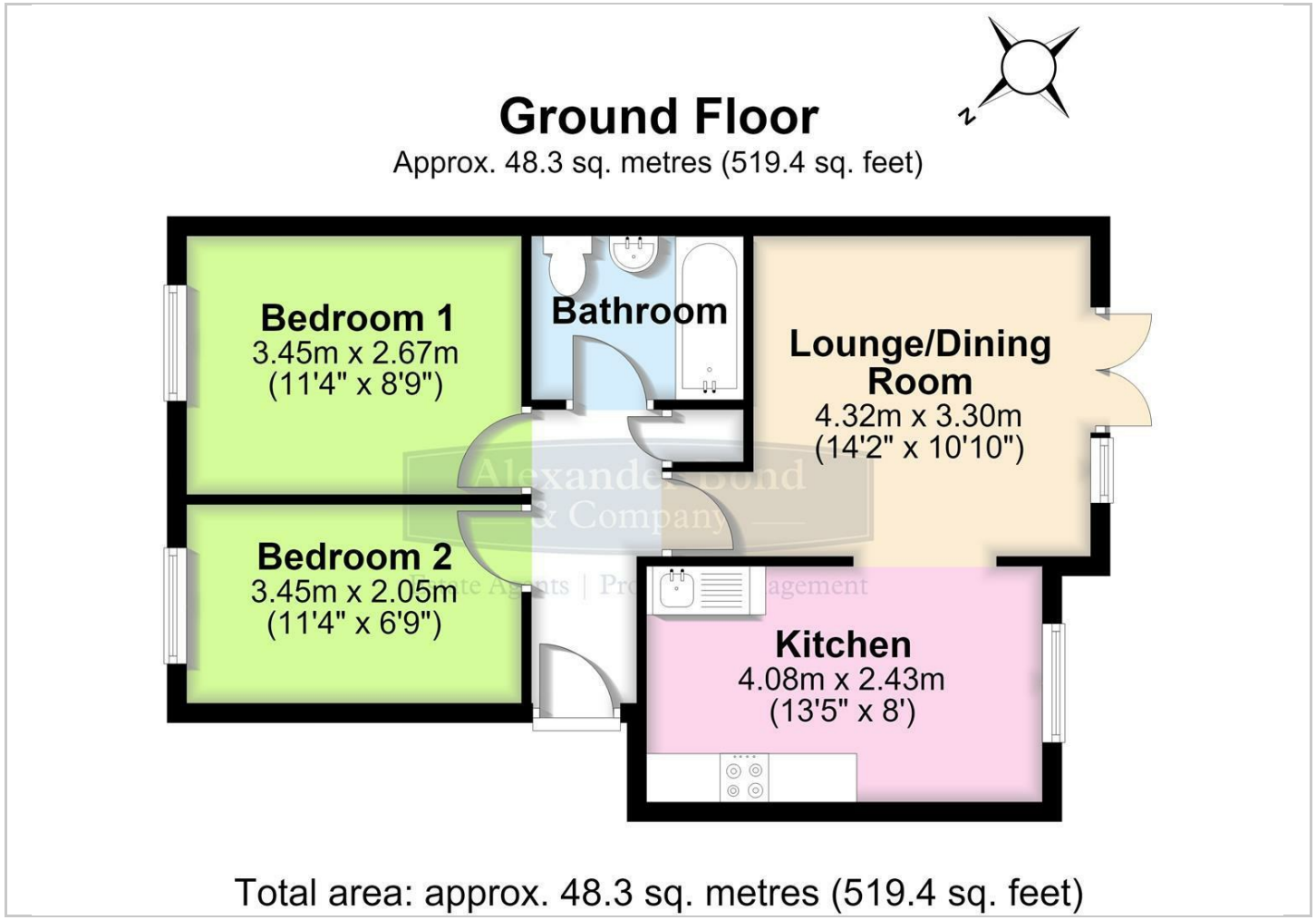
Directions

Woolmer Green is a popular Hertfordshire village located just south of Knebworth, surrounded by attractive countryside and woodland walks, including nearby Mardley Heath. The property is within walking distance of local amenities, including a Tesco Express, bakery, pubs, takeaway and village school, while also enjoying a pleasant position close to a local orchard. Knebworth is approximately three-quarters of a mile away, offering further shops and a mainline railway station with excellent commuter links into London.

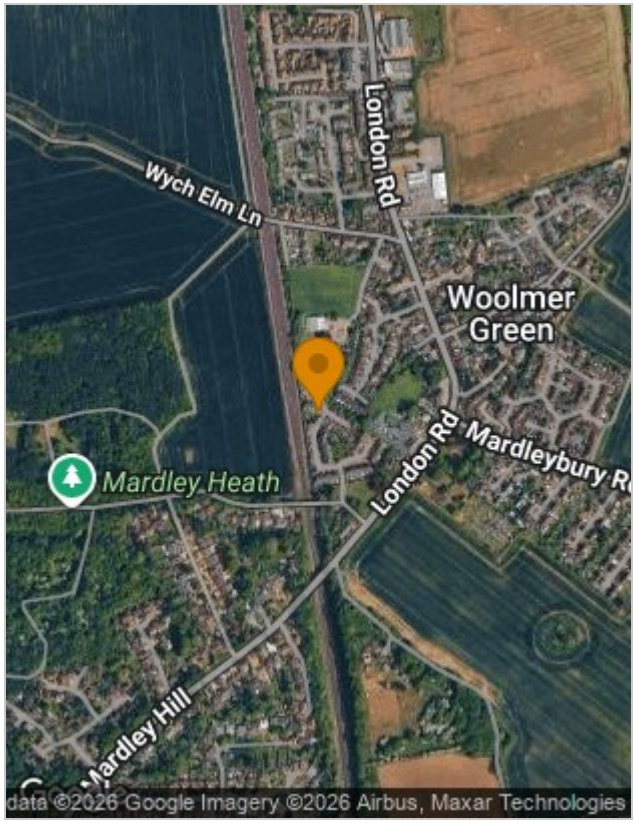




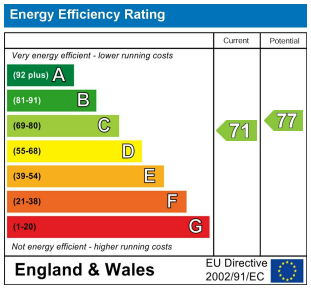
Floor Plans



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.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB
Tel: 01438 811511 Email: sales@abcproperties.co.uk https://www.abcproperties.co.uk

The Property Ombudsman