



Milk Churn Way, Knebworth

CHANDLERS

# Jersey Court Milk Churn Way

Woolmer Green, Knebworth, SG3 6FJ

Offers In Excess Of £300,000



2 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band B

A beautifully presented two-bedroom ground-floor apartment with allocated parking, constructed in 2021 and set within the highly desirable village of Woolmer Green. The property enjoys a convenient village location with local shops and public houses close by, while Welwyn Garden City and Stevenage are both just a short drive away, offering a comprehensive range of amenities.

Accessed via a secure door entry system, the accommodation comprises an entrance hall with doors to all rooms and a generous full-height storage cupboard. The heart of the home is the impressive open-plan sitting room, dining area and kitchen, creating a wonderful central space ideal for modern living. The fitted kitchen features a range of wall and base units and opens seamlessly into the living area, providing ample space for a dining table. This room further benefits from access to an enclosed balcony, offering a lovely spot for outdoor dining or simply relaxing.

The principal bedroom includes a fitted wardrobe and an en-suite shower room, while the second bedroom also benefits from a fitted wardrobe. A modern bathroom with a window completes the accommodation. (EPC B, Welwyn & Hatfield Council, Tax Band D)

Leasehold - 125 year lease commencing 01/01/2019, Service Charge £1400 PA (Current Year), £0 Ground Rent.



- Two bedroom ground floor apartment
- Allocated Parking space
- Desirable village location
- Modern purpose built
- Entrance hall with large cupboard
- Open plan kitchen / dining / sitting room
- Main bedroom with ensuite shower and wardrobe
- Second bedroom with wardrobe
- Family bathroom with window
- 118 Year Lease





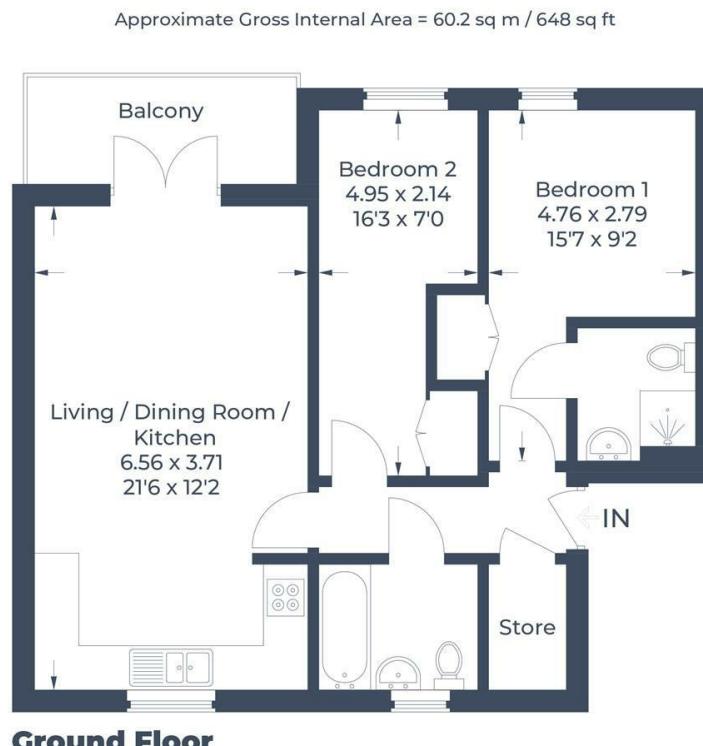






## Additional/Material Information

- Local Authority is Welwyn and Hatfield
- Council tax Band D
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		82	82
EU Directive 2002/91/EC			

## 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.

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