



Robert Ellis Court, Knebworth

CHANDLERS

# 11 Robert Ellis Court

St. Martins Road, Knebworth, SG3 6EL

Offers In Excess Of £350,000



2 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band C

A two bedoomed 'penthouse' apartment situated within the heart of the village; this purpose built over 55's prestigious development consists of just 23 apartments.

Secure electric gated access leads to both the parking and landscaped gardens. The development is well presented with carpeted communal stairway which also features a Lift to the second floor.

The Apartment is accessed via a large central hallway providing access to all principal rooms, kitchen / dining room, 19ft sitting room opening onto a walled balcony, main bedroom also opening onto balcony and ensuite, further bedroom with fitted wardrobes, Jack & Jill bathroom.

Knebworth is a desirable Hertfordshire village providing a Doctors Surgery, supermarket, bakers, butchers and various other shops and restaurants. The beautiful Hertfordshire countryside is on your doorstep while Knebworth Train station provides access to London Kings Cross and the wider rail network. EPC Rating C

## Additional / Material Information

Mains Water, Gas, Electricity

Underfloor heating

Local Authority is North Hertfordshire District Council

Council Tax Band E

Lease – 125 Years from 25th March 2008

Ground Rent – £500 PA

Service Charge – £2861

## • Penthouse Apartment

• Sitting room opening onto balcony

• Fitted Kitchen with Inbuilt appliances

• Main bedroom with French doors to balcony

• Ensuite to 1st bedroom

• 2nd Bedroom

• Jack & Jill Ensuite

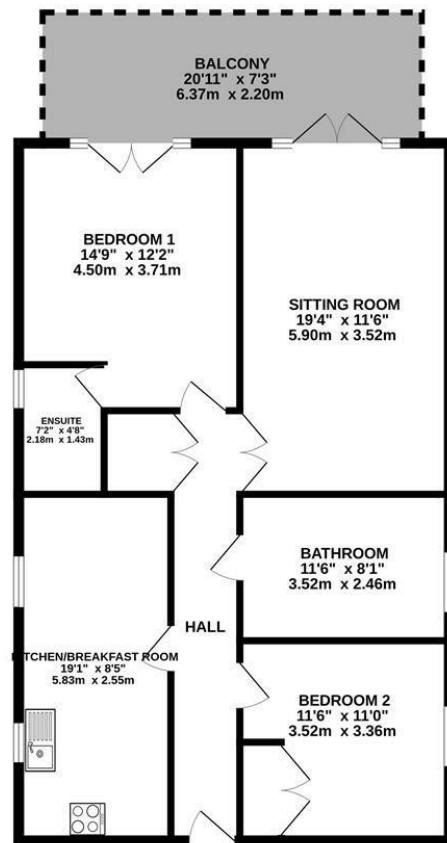
• Outside Balcony providing open views over Knebworth

• Lift access.





TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These dimensions and positions should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrolinx 05/2024

#### 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 E
- 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		EU Directive 2002/91/EC