



Kerr Close, Knebworth, Hertfordshire, SG3 6AL

Offers In Excess Of £250,000





# Kerr Close

Knebworth, SG3 6AL

- Two Bedroom First Floor Apartment
- Re -Fitted Bathroom with Jacuzzi and fitted Shower
- Master Bedroom With Range of Fitted Wardrobes
- Allocated Parking Space
- Double Glazed Throughout
- Re- Fitted Kitchen/ Breakfast Room With Appliances
- Spacious Lounge
- 960 Years Remaining on the Lease
- Just a Short Walk to Train Station & Shops
- INTERNAL VIEWING HIGHLY RECOMMENDED

Alexander Bond are delighted to offer for sale this rarely available, spacious two-bedroom first-floor apartment located in the popular village of Knebworth.

The property has been improved and offers an excellent standard of living accommodation, comprising an entrance hall, a good-sized lounge, and a re-fitted kitchen/breakfast room with a fitted breakfast bar and a Bosch ceramic hob and integrated oven. There are two good-sized bedrooms, with the master bedroom featuring a good range of fitted wardrobes. The re-fitted bathroom includes a Jacuzzi bath and a mains-powered shower.

The property benefits from an allocated parking space and well-tended communal gardens maintained by the management company, with a very reasonable monthly service charge that also includes building insurance (further details available).

Kerr Close is located a short distance from the centre of Knebworth village and just a five-minute walk to the train station, offering a direct link to London King's Cross. The popular village provides a wide range of facilities, including a highly regarded primary school, doctor's surgery, and local shops.

Call now to arrange your viewing.



## ENTRANCE HALL

Access via front door, arch to:

## INNER HALL

Large built in airing cupboard housing stainless steel hot water cylinder with shelving light and power points, loft hatch proving access to insulated loft.

## LOUNGE

13'8" x 13'0" (4.18 x 3.98)  
Double glazed window to front, wall mounted electric heater, opening to:

## KITCHEN

10'11" x 8'11" (3.33m x 2.72m)  
Double glazed window to rear, modern re-fitted kitchen with a good range of fitted wall and base cupboards, one with a carousel, white/ grey granite effect work top surfaces with under unit lighting, built in 'Bosch' ceramic hob, built in 'Bosch' oven, stainless steel single drainer sink unit with one and a half bowls and mixer tap, plumbing for a washing machine, space for a tumble dryer and a space for a fridge freezer, multi coloured brick effect tiling, fitted breakfast bar.



### **BEDROOM ONE**

12'9" x 12'9" (3.9 x 3.9)

Double glazed window to rear, range of fitted wardrobes, wall mounted electric heater.

### **BEDROOM TWO**

10'11" 7'8" (3.33m 2.35 )

Double glazed window to front, wall mounted electric heater.

### **BATHROOM**

Modern white bathroom suite comprising of a fitted shaped jacuzzi bath, side mounted mixer taps, fitted mains powered shower with wall mounted mixer control, overhead shower and a fitted shower attachment, low level WC, hand wash basin with mixer tap, tiled around bath and wash basin, heated towel rail, grey tiled effect vinyl cushioned flooring, opaque double glazed window to rear.

### **PARKING**

One allocated parking space.

### **OUTSIDE**

Communal gardens.

### **GENERAL INFORMATION**

Lease: 999 Years from 1986

Service Charge: approx. £75.00 per month

### **Directions**

The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles while Knebworth mainline railway station enables access to London Kings Cross in around 25/35 minutes.





## Floor Plans

### First Floor

Approx. 57.0 sq. metres (613.4 sq. feet)

The floor plan illustrates the layout of the First Floor. It includes a Kitchen (3.47m x 3.30m), a Living Room (4.21m x 3.47m), a Hall, Bedroom 1 (3.37m x 3.36m), Bedroom 2 (3.13m x 2.65m), and a Bathroom. The total area is approximately 57.0 sq. metres (613.4 sq. feet).

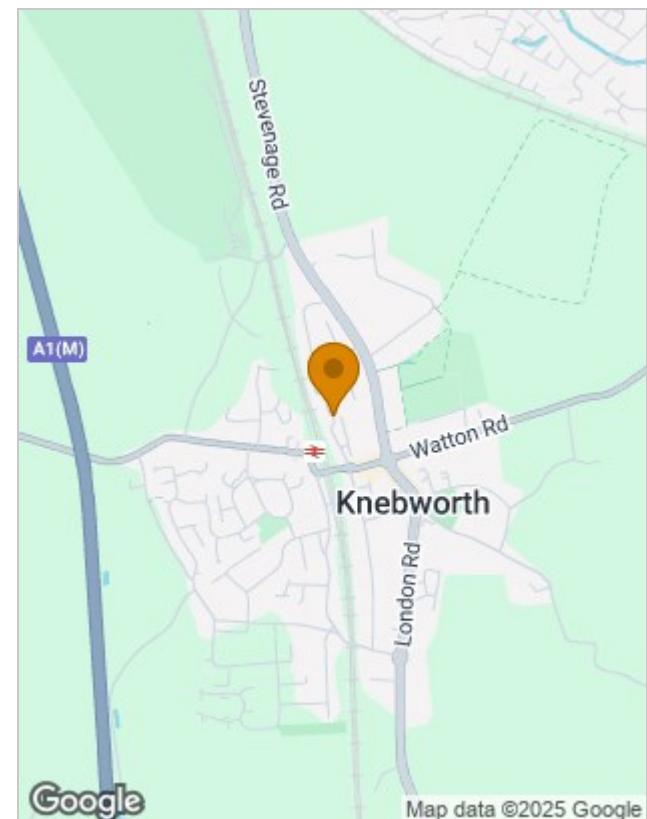
Total area: approx. 57.0 sq. metres (613.4 sq. feet)

## 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.

## Location Map



## Energy Performance Graph

