

# Alexander Bond & Company

Estate Agents | Property Management



Strafford Court, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DF

Offers In Excess Of £200,000





# Strafford Court

Knebworth, SG3 6DF

- Well-proportioned one-bedroom apartment
- Double glazed windows throughout
- Includes a private garage and parking
- Close to Knebworth train station, shops, and village amenities
- Long Lease
- Bright and spacious living area with ample natural light
- Fitted kitchen and bathroom with neutral finishes
- Quiet residential setting
- Rarely Available and Chain Free
- EPC RATING C

Located in a peaceful and well-connected part of Knebworth, this generously sized one-bedroom apartment offers a fantastic opportunity for first-time buyers, downsizers, or investors alike.

The property benefits from a bright and spacious living area, ideal for both relaxing and entertaining, along with a good-sized bedroom that offers ample space for storage and furniture. The home is well-presented throughout, featuring double glazed windows and gas central heating for year-round comfort and energy efficiency.

A fitted kitchen and bathroom add to the appeal, with neutral finishes. Externally, the apartment comes with the added benefit of a communal garden, private garage and off-street parking, providing secure and convenient storage.

Ideally located just a short distance from Knebworth train station, local shops, and the village's range of amenities, this property combines everyday convenience with the charm of a highly sought-after area.

Don't miss this great opportunity - contact us today to arrange a viewing.



## ENTRANCE HALL

Access via fireproof door, radiator.

## LOUNGE / DINING ROOM

21'3" max x 11'6" max (6.48 max x 3.51 max)

Three double glazed windows to front aspect, two radiators, large built in cupboard.

## KITCHEN

9'3" max x 6'4" max (2.82 max x 1.93 max)

Opaque double glazed window to side, wall mounted units, fitted sink unit, work top surfaces with cupboards and drawers under, base units, vinyl flooring, part tiled walls, gas cooker point, wall mounted 'Worcester' boiler, plumbing for automatic washing machine.

## BEDROOM

10'6" max x 9'6" max (3.20 max x 2.90 max)

Double glazed window to front, 2x radiators.

## BATHROOM

White bathroom suite comprising of a panelled bath with mains powered shower, low level WC, pedestal hand wash basin, part tiled walls, extractor fan.





### **GARAGE & PARKING**

A garage in block to the rear and a parking permit is available.

### **GARDENS**

Communal Gardens by the management company

### **LEASE AND SERVICE CHARGE**

With reference to the lease. A new lease was drawn up to commence on the 1st January 2010 and to expire on 31st December 3009. There is no ground rent payment as the owner becomes party to the freehold and the service charge is £80.00 per month.

### **Information**

To comply with UK Anti-Money Laundering (AML) regulations, Alexander Bond & Co is required to verify the identity of all prospective buyers once an offer has been accepted. We use a third-party service, Identity Verification System, to carry out this process. There is a nominal fee of £35.00 per person, plus VAT, for this service.

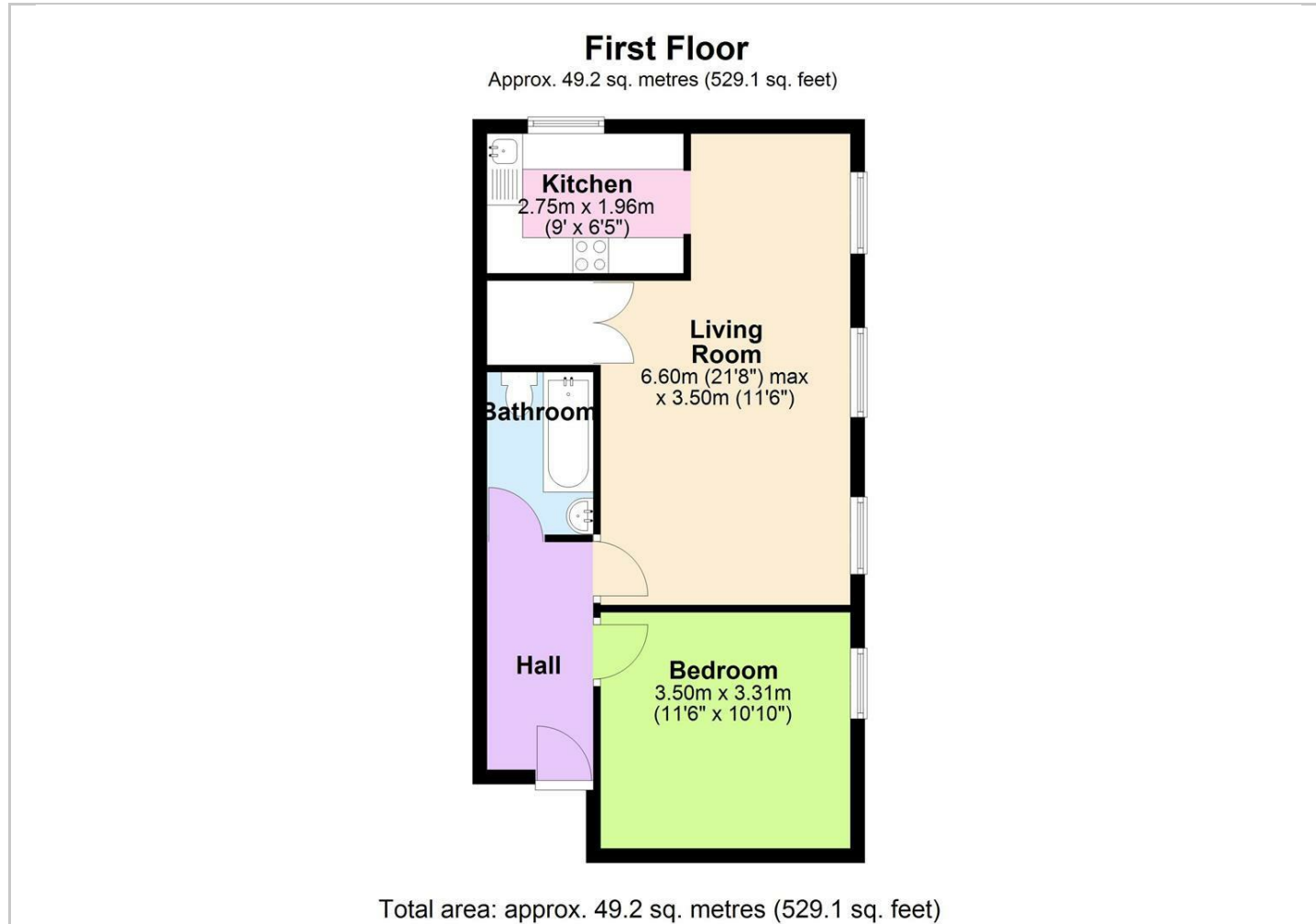
### **Directions**

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 35 minutes.





## Floor Plans



## 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](mailto:sales@abcproperties.co.uk) <https://www.abcproperties.co.uk>

## Location Map



## Energy Performance Graph

