



Immaculately presented 2 bedroom ground floor apartment.

33 Twin Foxes, Woolmer Green, SG3 6QT



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This highly desirable ground floor apartment is situated in an attractive block forming part of a well regarded village development built in the 1990's. The immaculately presented accommodation benefits from gas heating to radiators and double glazing throughout and comprises: Communal entrance hall with entry phone system leading to personal entrance hall with door to open plan lounge/dining room with french doors and a window overlooking the communal garden and in turn a modern re-fitted kitchen. There are also 2 double bedrooms and a re-fitted contemporary style bathroom. Outside there are communal gardens planted with a variety of mature shrubs and trees and a patio immediately to the rear of the apartment, 2 allocated parking spaces and additional visitors parking.

Woolmer Green is a small village situated approximately 1 mile from nearby Knebworth. There is a pretty Church, JMI School, large modern village hall and three Public Houses. Close by Knebworth village is approx 1 mile North & is divided into two areas, the High Street which provides shops for daily needs including chemist, post office, library, doctors and dentist surgeries and Old Knebworth which is more rural.

Price £265,000 Leasehold



Proximity

All times & distances are approximate as a guide only.

Stansted airport 24 miles - 45 mins- London Heathrow Airport
40 miles - 55 mins - Luton Airport 13 miles - 25/30 mins

Welwyn Garden City 6 miles - Hertford 7.5 miles

St Albans 15 miles - M25 circa 15 miles - A1(M) Junction 6 - 3
miles - Kings Cross 30/35 minutes by rail

He accommodation is arranged as follows:

Double doors to communal entrance hall with front door
leading to:

Entrance hall

A welcoming approach to the accommodation with radiator,
dark oak effect flooring, entry phone, useful storage
cupboard, telephone socket and doors to:

Lounge 11'7 x 10'11 (3.53m x 3.33m)

Decorated in cool contemporary grey tones with dark oak
effect flooring, radiator, TV/Sky aerial socket, french doors to
rear garden with full height window to side and opening to:

Dining Area 7'11 x 7'9 (2.41m x 2.36m)

With full height window to the rear garden, dark oak effect
flooring, useful larder style cupboard housing wall mounted
Vaillant gas boiler providing for heating and domestic hot
water and opening to:

Kitchen 7'10 x 5'7 (2.39m x 1.70m)

Fitted with a range of white gloss wall and base units with
wood effect working surfaces above, breakfast bar seating,
tiled splashbacks and inset stainless steel 1½ bowl sink with
chrome mixer tap. Appliances include 2 stainless steel Bosch
single ovens with 5 ring gas hob and stainless steel chimney
style extractor fan above, integrated dishwasher and washer
dryer and space for fridge freezer. There are chrome inset
ceiling spotlights and dark oak effect flooring.



Bedroom 1 11'2 x 8'9 (3.40m x 2.67m)

A double room with window to the front, radiator and TV/Sky aerial socket.

Bedroom 2 11'6 x 6'8 (3.51m x 2.03m)

With window to the front and radiator.

Bathroom

Recently fitted with a contemporary style white bathroom suite comprising bath with glass shower screen, chrome contemporary style mixer tap with shower attachment and additional chrome Victorian style wall mounted overhead shower with exposed valves, wash handbasin with chrome mixer tap inset into Grey high gloss contemporary style vanity unit and low level dual flush WC. There is a chrome ladder style heated towel rail, extractor fan, fully tiled walls with attractive Grey mosaic inserts and recessed glass shelves, ceramic floor tiles and feature LED lighting to skirting height.

Outside

Communal gardens

Mainly laid to lawn with mature shrubs and trees and a paved patio immediately to the rear of the property.

Reserved parking

There are 2 allocated parking spaces to the front of the property with additional visitors parking.

Service charge

Ground Rent, Service Charge, Insurance - £720 / £60 per month

Leasehold

981 years remaining.

The County Town of Hertford is within a short drive and London is easily accessible either by rail with a Mainline Station located in Knebworth or by road via the A1(M). Both Woolmer Green & Knebworth have a junior/mixed infant school, churches and recreational grounds.



Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.





Energy Performance Certificate

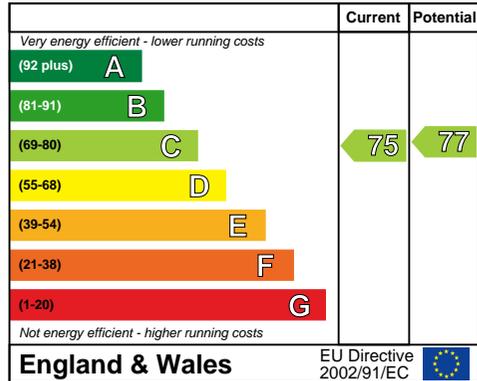


33, Twin Foxes
Woolmer Green
KNEBWORTH
SG3 6QT

Dwelling type: Ground-floor flat
Date of assessment: 03 June 2011
Date of certificate: 05 June 2011
Reference number: 8069-6226-8810-1717-9906
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

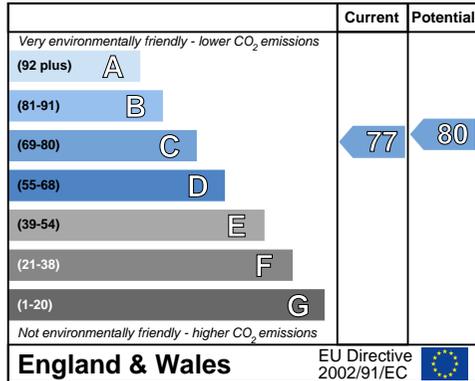
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environment Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	160 kWh/m ² per year	138 kWh/m ² per year
Carbon dioxide emissions	1.7 tonnes per year	1.5 tonnes per year
Lighting	£46 per year	£34 per year
Heating	£290 per year	£272 per year
Hot water	£82 per year	£70 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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