



PUTTERILLS

est. 1992

5 Kimptons Court, Woolmer Green, Knebworth, SG3 6JY

**Price £228,500**

## Well presented 2 bedroom ground floor apartment

A modern well presented ground floor two bedroom apartment built by Beechwood Homes in 2005 and situated within a courtyard setting in the village of Woolmer Green. The property boasts double glazing and gas heating to radiators throughout and is approached via a covered walkway with a UPVC door leading to: Entrance hall, open plan living area comprising sitting room, dining area and kitchen, 2 bedrooms and modern white bathroom. Outside there is a private paved patio together with pretty communal gardens and a private parking space for 1 vehicle. Ideal first time or investment buy.

Woolmer Green is a pretty village situated approximately 0.75 mile south of Knebworth. There is a lovely Church, Junior mixed infant School, a large modern village hall with football pitch and children's' play area, pretty village duck pond and some wonderful bordering countryside. There are 2 Public Houses, both of which serve food. Close by Knebworth village provides shops for daily needs including a chemist, post office, library, doctors and dentist surgeries, playing field with tennis courts and club house.

### 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

### The accommodation is arranged as follows:

UPVC front door with glazed panels to:

### Entrance Hall

This welcoming approach to the accommodation boasts two good size storage cupboards with shelving and hanging rails, coving to ceiling, radiator and doors to:

### Open plan living area 18'5 x 13'2 (5.61m x 4.01m)

This bright open plan dual aspect area comprises lounge/ dining area and kitchen. There are 2 windows to the front and a window to the side, 2 radiators, coving to ceiling, telephone point and TV aerial socket. The kitchen is fitted with a range of Cherry wall and base units with roll top working surfaces above, 1 bowl stainless steel sink with chrome monobloc mixer tap and tiled splash-backs. Appliances include Neff stainless steel oven, 4 ring gas hob, chimney style extractor fan above with glass splash-back and integrated John Lewis washer dryer machine. There is space for a fridge/freezer, wall mounted Potterton gas boiler providing for heating and domestic hot water, and vinyl flooring.

### Bedroom 1 10'7 x 10'7 (3.23m x 3.23m)

Well proportioned double room fitted with a range of Light Oak wardrobes with hanging rail and matching drawers, bedside tables and laundry bin. There is a window to the rear, radiator, coving to ceiling, telephone point and TV aerial socket.

### Bedroom 2 10'6 x 7' (3.20m x 2.13m)

Window to rear, radiator, coving to ceiling, telephone point and TV aerial socket.

### Bathroom

Fitted with a white suite comprising bath with glass shower screen and chrome mixer tap with hand held shower attachment, pedestal wash handbasin with chrome mono-bloc mixer tap and low level dual flush WC. There is a chrome ladder style heated towel rail with chrome shelf above, tiled walls, vinyl flooring, wall mounted cabinet with circular mirror and shaver socket.

### Outside

### Communal Garden

Sunny, westerly facing patio area with space for seating, rose bushes, and further communal gardens planted with a selection of mature trees and shrubs.

### Parking

There is an allocated parking space for 1 vehicle immediately to the front of the property, and further visitors parking spaces to the rear.

### Charges

£563.82 per annum. (We are informed this covers Building Insurance, maintenance of garden areas, car park, external drains and window cleaning)

£TBA per month ground rent charge.

### Council tax & EER

Council Tax Band C £1,532.99

Energy Efficiency Rating (EER) - C

### 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.

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Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

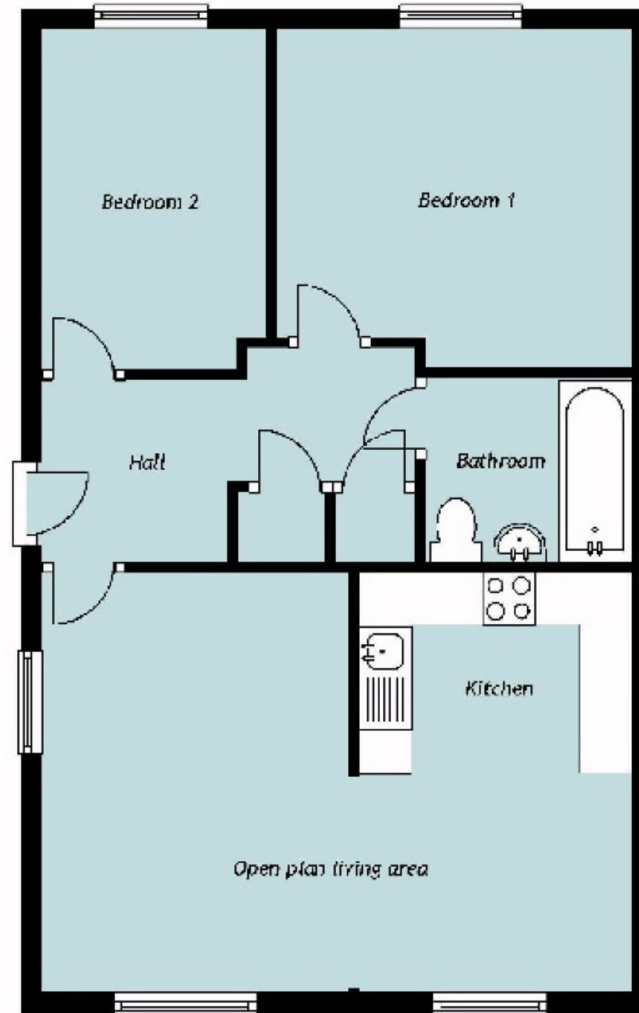






## Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



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