



PUTTERILLS

est. 1992

6 Robert Ellis Court, St Martins Road, Knebworth, SG3 6EL

**£345,000**



## Well presented and spacious village apartment for the over 55's

This bright & extremely spacious top floor (2nd floor) apartment is designed specifically for the over 55's with lift access approached via a well lit and heated communal entrance with security video entry-phone. Set within a secure electronic gated development - ideal for those living alone or spending time away, the apartment is one of just 23 similar homes for like minded individuals seeking a central location close to shops, bus routes and the mainline rail link to London Kings Cross. The interior craftsmanship & materials used ensure timeless elegance & include some solid oak floors, kitchen/dining room with granite working surfaces and integrated appliances, double balcony and a gas heating system that incorporates the latest energy efficient under-floor technology. With an emergency call centre connected, this development boasts landscaped communal gardens with seating and part walled boundaries.

### 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

### The accommodation is arranged as follows:

Timber door to communal entrance hall with staircase and lift to all floors. There is a further timber front door to:

### Entrance hall

This good size approach to the accommodation has inset ceiling spotlights, wall mounted entry phone, cupboard housing underfloor heating controls, roof light and oak doors to:

### Spacious open-plan living kitchen space as follows: 25'7 x 15'8 (7.80m x 4.78m)

### Kitchen/breakfast room

Fitted with a range of Oak shaker style wall and base units with granite working surfaces above and additional full height cupboards, tiled splash-back and inset stainless steel sink with brushed chrome mixer tap. Appliances include Neff stainless steel double oven with 4 ring gas hob and stainless steel chimney style extractor fan, integrated fridge/freezer, dishwasher and washer/dryer. There is a window to the side, Oak flooring and a telephone point.

### Lounge/dining room

This lovely bright triple aspect room has an opaque sash window to the side and additional French doors leading out to a wrought iron balcony with views over the communal

gardens and parking. There is an attractive Limestone fireplace with inset coal effect gas fire and a T.V aerial socket.

### Bedroom 1 14'01 x 11'05 (4.29m x 3.48m)

This double bedroom has French doors onto a wrought iron balcony, useful fitted wardrobes with hanging rail and shelving and a telephone point. There is a door to:

### En-suite bathroom 7'02 x 7'02 (2.18m x 2.18m)

Fitted with a white suite comprising walk in shower with wall mounted shower attachment and concealed cistern low level W.C and wash handbasin with chrome mono-bloc mixer tap inset into white high gloss vanity cupboard. There is a chrome ladder style heated towel rail, inset ceiling spotlights, tiled walls, ceramic floor tiles, shaver socket and roof lantern. Apartment 6 offers additional ceiling height and skylights.

### Bedroom 2/Study 12'05 x 11'01 (3.78m x 3.38m)

Currently being used as a study but could be re-instated to a second bedroom, with fitted wardrobes and chrome inset ceiling spotlights.

### Bathroom

Fitted with a white suite comprising bath with a mixer tap and hand shower, wash handbasin and low level dual flush WC with a concealed cistern inset into oak vanity cupboard. There is mosaic tiling to splashbacks, chrome ladder style heated towel rail, electric shaver point and tiled floor.

### Outside

### Communal gardens

The elegant design of the grounds allow residents to enjoy an array of plants from perennials to establishing shrubs and includes well tended lawn areas, timber benches and inset

lighting. Access to the local super market is within minutes via the electronic gated entrance or pedestrian gates that leads directly to the village high street.

### Parking

There are un-reserved parking bays and visitors spaces within the gardens.

### Security

Window locks to all windows  
Linked smoke & heat detectors  
Ash Veneered Fire Door with 5 lever security lock and spy hole & matching internal doors  
Security system  
Audiovisual door entry system to building entrance and both main gates  
Emergency call points in Master Bedroom, en suite, bathroom and hallway

### Leasehold & charges

125 year lease from 2008  
Ground rent - £450 pa  
Council Tax - £1,537pa Band D  
We have been informed by the vendor the Service charge is estimated to be at £849 for six months/£141.50 per month.

### Viewing information

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

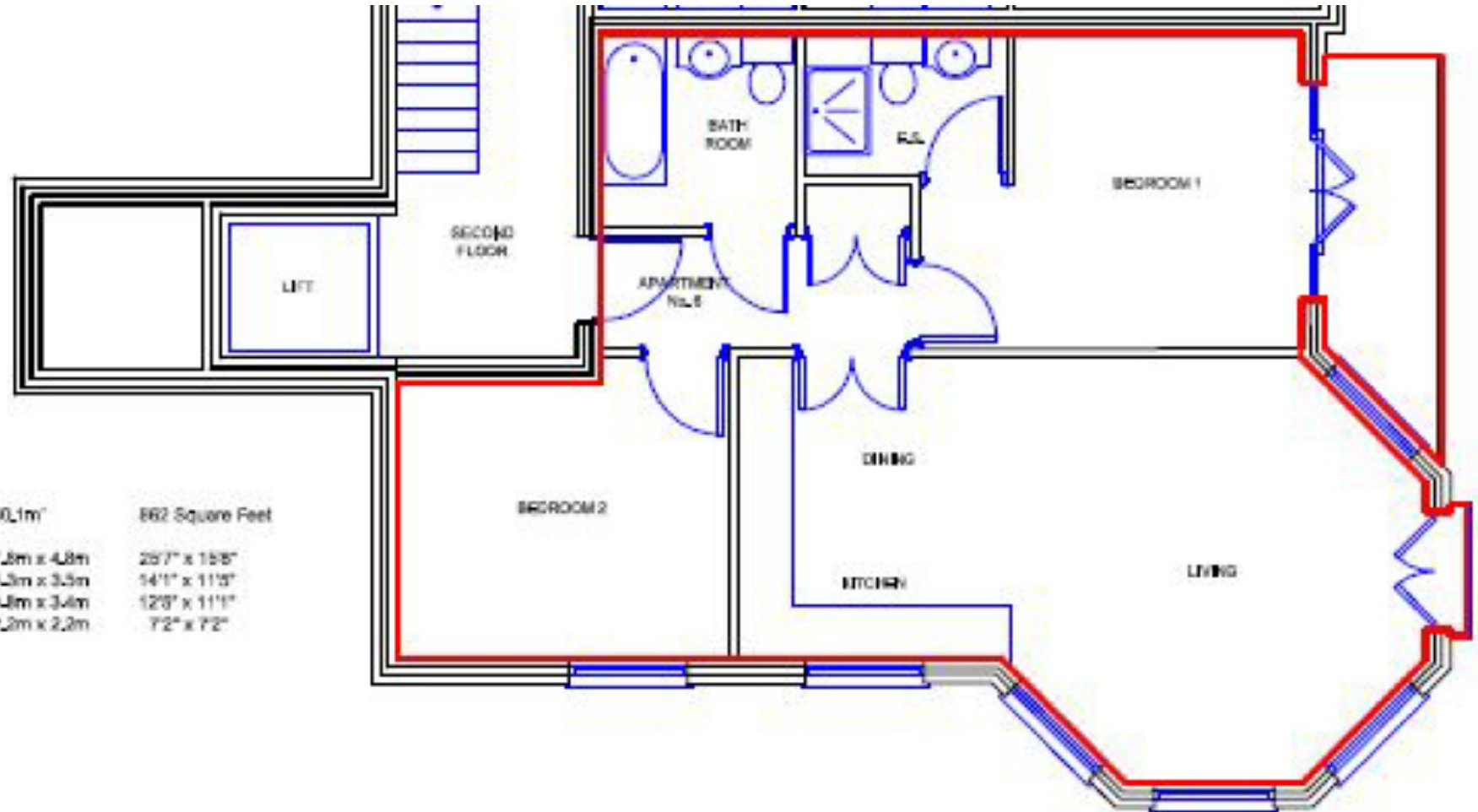
### Disclaimer

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.









Total Area	80.1m <sup>2</sup>	862 Square Feet
Living/Kitchen	7.8m x 4.8m	28'7" x 15'8"
Bedroom 1	4.3m x 3.3m	14'1" x 11'5"
Bedroom 2	3.4m x 3.4m	12'5" x 11'1"
Bathroom	2.2m x 2.2m	7'2" x 7'2"



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