



PUTTERILLS

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31 Kerr Close, Knebworth, SG3 6AL

**Price £235,000**



## Well presented 2 bedroom second floor flat in village location

This spacious two bedroom apartment is situated on the second floor of a purpose built block and forms part of a popular village development constructed by 'Wimpey Homes' in the mid 1980s. Within close proximity of the mainline rail link to London Kings Cross, the property boasts a well proportioned living/dining room, fitted kitchen, modern white bathroom and two bedrooms. There is an allocated parking bay for one vehicle, further visitors parking and mature communal lawn areas with established tree and hedgerows.

There are recently fitted double glazed windows throughout, recently laid laminate flooring and carpets, and 960 YEARS REMAINING ON THE LEASE. Excellent FIRST TIME OR INVESTMENT BUY.

Knebworth village has a busy High Street with a number of shops that adequately cater for daily needs. These include: chemist, post office, library, doctors surgery, 2 dentists, Co-op general store, Indian restaurant and Chinese take away, café, wine merchants, well regarded junior/mixed infant school, churches & a recreational ground with tennis courts, bowling green and children's play area. The village also offers a private members Golf Club and on the outskirts is a Fitness centre with gymnasium and pool facilities.

### Proximity

All times & distances are approximate as a guide only: Stansted airport 24 miles - London Heathrow Airport 40 miles - Luton Airport 13 miles - 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.

### The accommodation is arranged as follows:

Part glazed door to communal entrance hall with door to:

#### Entrance Hall

With deep cloaks cupboard, separate airing cupboard with shelves and water tank, Dimplex storage heater, wood effect flooring, ceiling spot lights, loft access and door to:

#### Lounge 18'9 x 10' (5.72m x 3.05m)

This good size triple aspect room benefits from wood effect flooring, two ceiling lights, two bay windows, Dimplex electric heating and TV aerial socket. With space for table and chairs and archway to:

#### Kitchen 8'4 x 6'5 (2.54m x 1.96m)

Fitted with a range of wall and base units with wood effect roll top working surfaces, tiled splash-backs and a single drainer stainless steel sink with chrome taps. There is a Hotpoint

electric oven and a 4 ring ceramic hob with stainless steel and glass extractor fan above. The kitchen has space under the counter for a fridge and a washing machine.

#### Bedroom 1 14'9 x 8'7 max (4.50m x 2.62m max)

With a fitted double wardrobe that has concertina style doors, Dimplex electric heater, ceiling light and window to the side.

#### Bedroom 2 8'4 x 5'10 min (2.54m x 1.78m min)

Dimplex electric heater, ceiling light and window to the side.

#### Bathroom 6'5 x 6'5 (1.96m x 1.96m)

Fitted with a white suite comprising bath with wall mounted shower and shower screen, wall mounted wash hand basin with chrome taps and low level WC. There are fully tiled walls, tiled effect vinyl flooring and a ceiling light.

### Outside

#### Communal Gardens

Mainly laid to lawn with a selection of mature trees and shrubs.

#### Allocated parking

1 allocated parking space plus visitors' parking.

### Council Tax & EER

Council Tax Band - C - £1538

Energy Efficiency Rating (EER) - D

### Lease, Maintenance charge & Ground rent

Annual Service Charge - £600 per annum

The 999 year lease commenced in 1980, so currently has 960 years left to run

### Viewing information

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

### Please note

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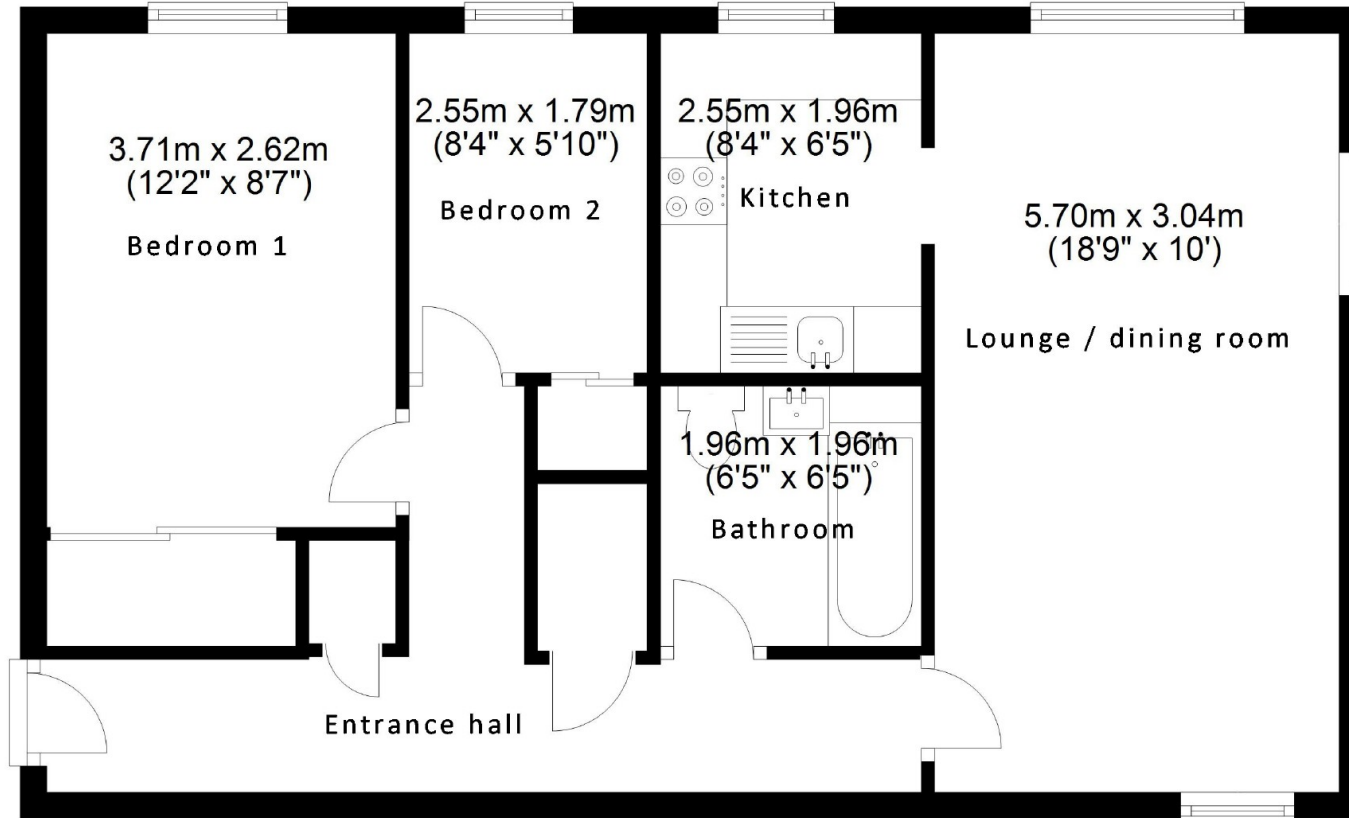
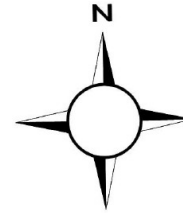






## Top Floor

Approx. 55.3 sq. metres (595.7 sq. feet)



Total area: approx. 55.3 sq. metres (595.7 sq. feet)



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