

Wolves Mere KNEBWORTH £195,000

Leasehold



1 bedroom



1 bathroom



1 reception room



garden



****CHAIN FREE** LONG LEASE AND LOW CHARGES!** A perfect starter home, this one bedroom GROUND FLOOR MAISONETTE WITH PERSONAL ACCESS AND PRIVATE PARKING located at the heart of a peaceful CUL-DE-SAC and only a few minutes walk to amenities. This property the perfect property for an easy commute with A1M within a short drive. Knebworth is also right on your doorstep with every convenience and also offers an array of restaurants, shops, boutiques and the Knebworth Golf Club. The property itself benefits from DOUBLE GLAZED WINDOWS, fitted kitchen and unrestricted parking. Energy rating C.

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

4.85m x 3.00m (15' 11" x 9' 10") Measured into bay window.

KITCHEN

3.00m x 1.80m (9' 10" x 5' 11") A range of wall and base units. Fitted oven, inset gas hob and extractor. Freestanding fridge/ freezer, integrated washing machine. Window to side elevation.

BEDROOM

3.72m x 2.60m (12' 2" x 8' 6") Bay window to front elevation.

BATHROOM

Three piece white suite comprising panel bath with shower attachment, low level w/c, pedestal sink. Part tiled walls, heated towel rail and extractor fan.

COMMUNAL GARDEN

To side of the property. There is also a small patio to front.

PARKING ARRANGEMENTS

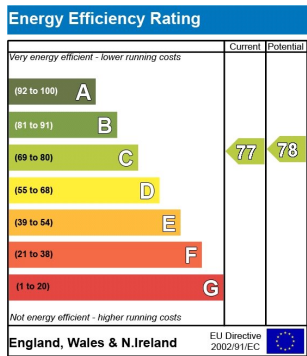
Allocated parking bay to rear. Unrestricted street parking.

LEASE INFORMATION

Lease: 125 Years from 1st January 2005
Ground Rent: £169.50 Per annum
Service Charge: £375.84 Per annum.

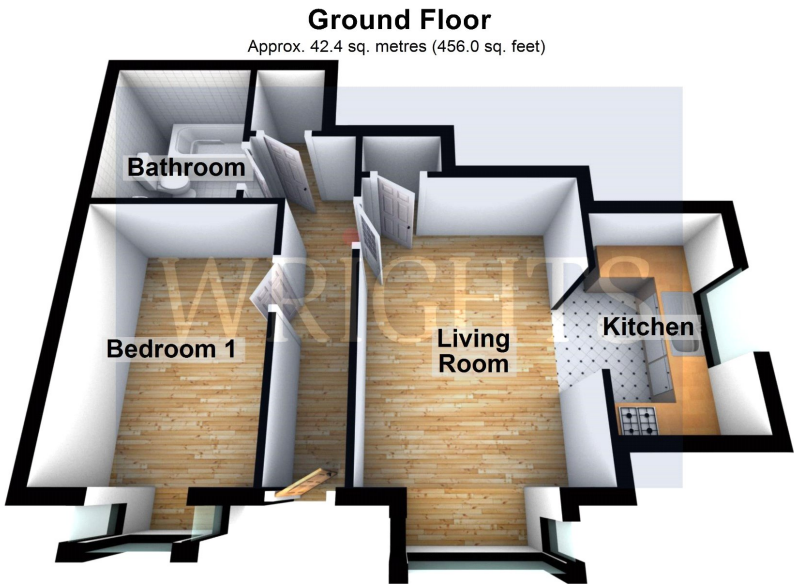
COUNCIL TAX BAND C

£1728



FLOOR PLAN

Wolves Mere, KNEBWORTH - continued...



Total area: approx. 42.4 sq. metres (456.0 sq. feet)



Proud to Support Willow

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