



Friesian Court, Milk Churn Way, Woolmer Green, Knebworth SG3 6FH





2 Bedroom Apartment

Shared Ownership £120,000 Leasehold

40% SHARED OWNERSHIP! Flooded with natural light is this two double bedroom dual aspect apartment benefiting from outdoor space with double doors opening out to a balcony. A perfect starter home tucked away on this exclusive development, within easy reach of Knebworth Station, Tesco Express, coffee shops and open spaces on the doorstep.

Benefits include a contemporary open plan living space wooden flooring throughout and a modern gloss kitchen with integrated appliances such as fridge/freezer and washer/dryer, making the process of moving that little easier. Both bedrooms are good size doubles and the accommodation is completed with the bathroom. There are also two allocated parking spaces.

- 40% shared ownership
- Two double bedrooms
- Dual aspect open plan living space
- Balcony
- Modern white gloss kitchen from Symphony range
- Integrated appliances
- Two allocated parking spaces
- Excellent commuter links to London
- Gas fired central heating
- EPC rating B. Council tax band D



Ground Floor

Entrance:

Communal door to first floor via security entry phone.

First Floor

Hallway:

Fitted cupboard. Doors to all rooms.

Open Plan Lounge/Kitchen/Living Area:

Abt. 23' 8" x 12' 3" (7.21m x 3.73m) Double glazed doors to rear opening onto private balcony. Fitted kitchen with a range of wall and base units with ample roll edge worksurfaces over. Integral oven, hob and extractor fan. Integrated dishwasher and fridge/freezer.

Principal Bedroom:

Abt. 15' 5" x 11' 10" (4.70m x 3.61m) Double glazed window to front. Fitted mirror fronted wardrobes.

Bedroom Two:

Abt. 16' 5" max x 7' 2" (5.00m x 2.18m) Double glazed window to front. Storage cupboard.

Bathroom:

Frosted double glazed window to rear. Three piece suite comprising panelled bath with mixer taps and shower over, hand wash basin and low level wc.

Outside

Parking:

Allocated parking for two cars.

Additional Information

Location and Amenities:

Experience the charm of village life in your new home at Cedar Meadows, whilst benefiting from attractive amenities in nearby Knebworth and Welwyn Garden City, such as bars, restaurants and shopping. Alternatively at nearby Knebworth Country House, enjoy open air concerts, or wonder around the quaint wooden nature reserve at Mardley Heath.

Knebworth train station is just a 5-minute drive away offering excellent connections into London Kings Cross and Cambridge city centre, ideal for commuting. The A1 and A602 are easily accessible, allowing homeowners to travel the rest of the country with ease.

Shared Ownership Details:

The full market value of this property is £300,000.

If you buy a 40% share, the share purchase price will be £120,000 and the rent will be £523.14 a month.

The lease term is 125 years with approximately 122 years remaining.

ADDITIONAL CHARGES:

Service Charge: Approximately £888.00 per annum

It is possible to purchase a higher share of between 40% and 100%.

Please contact Satchells for further details.

Agents Note:

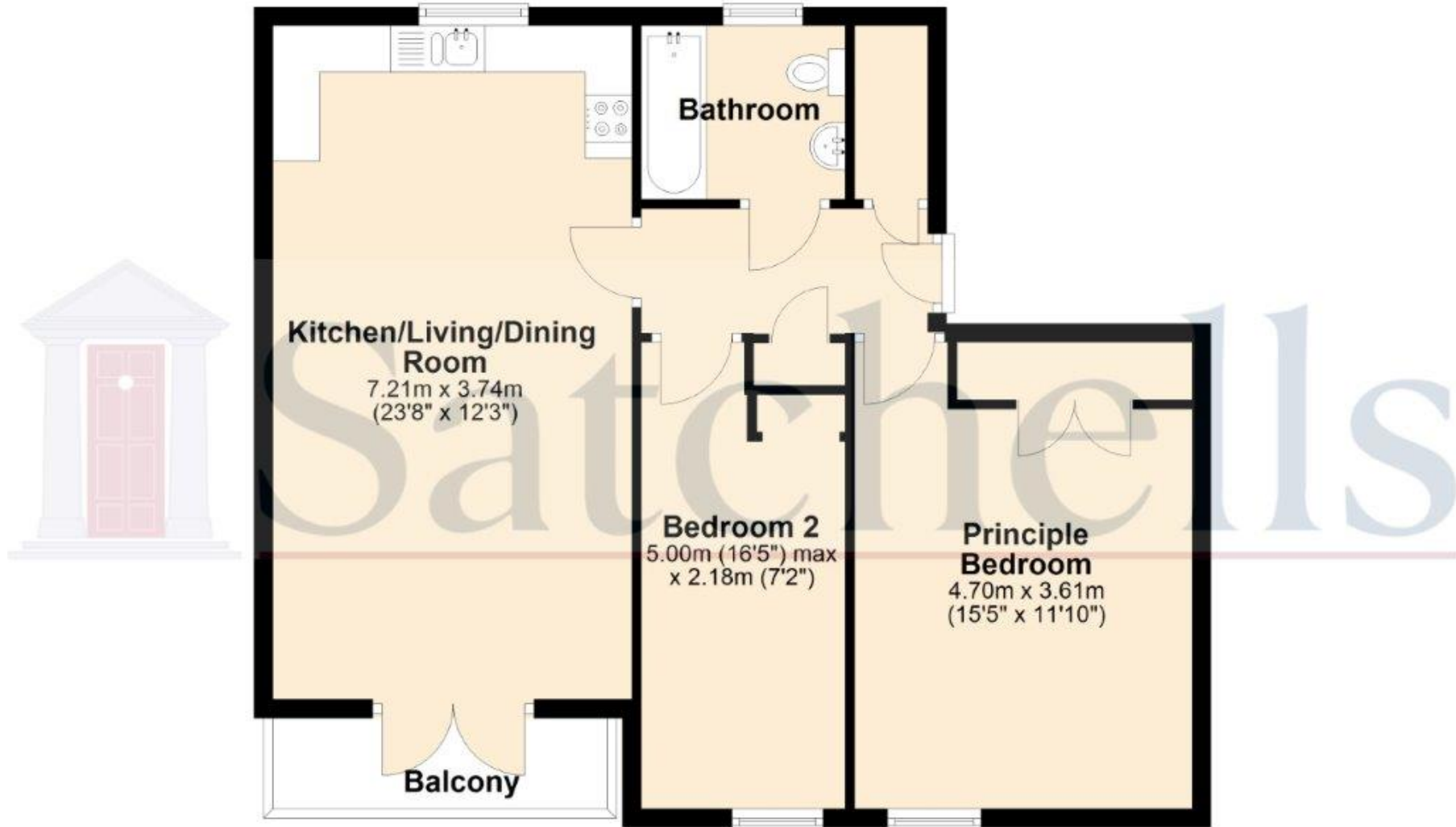
Draft particulars yet to be approved by the vendor and may be subject to change.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.