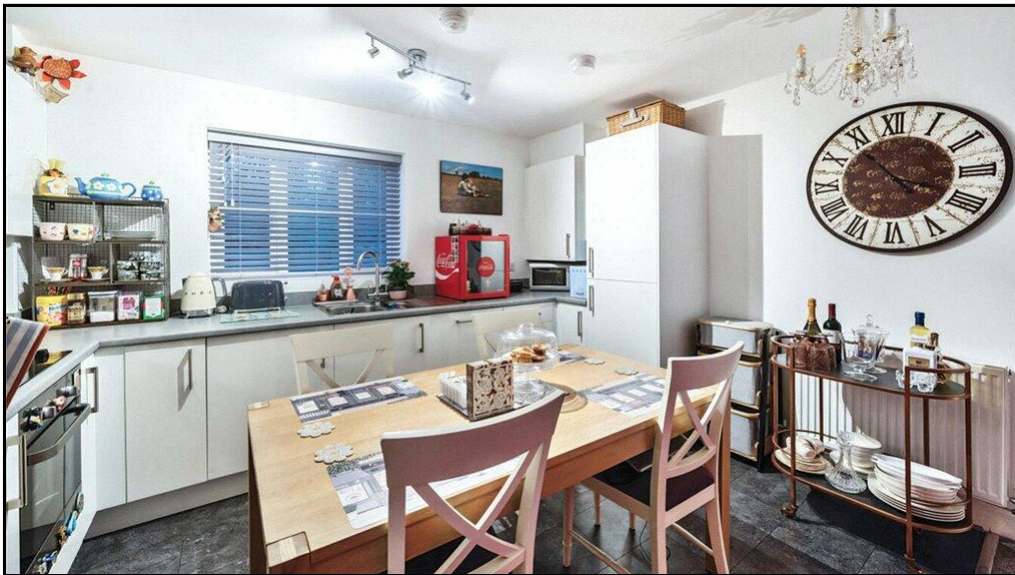
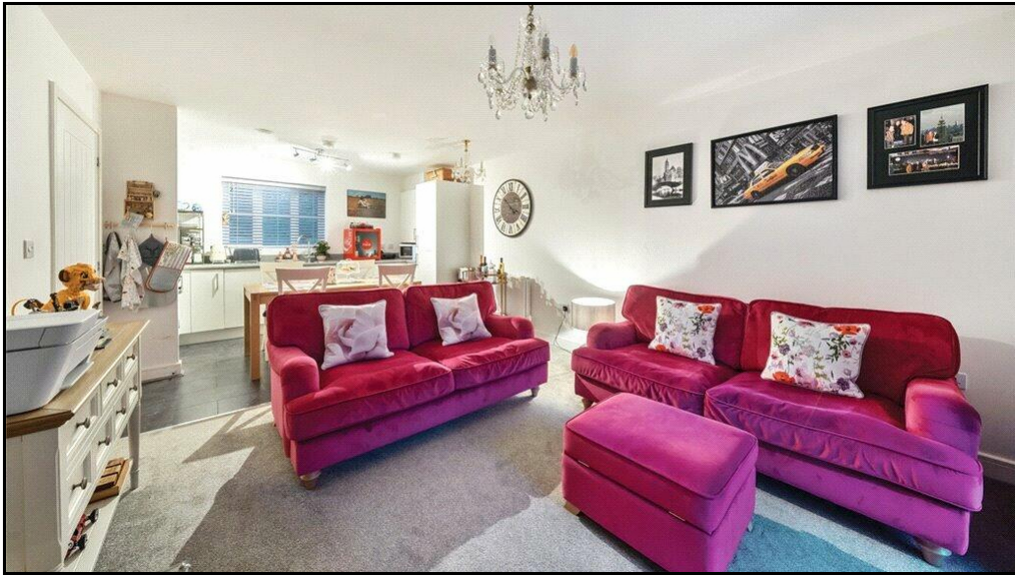




Friesian Court, Milk Churn Way, Woolmer Green, Knebworth SG3 6FH





2 Bedroom Ground Floor Flat £300,000 Leasehold

A modern ground floor two double bedroom apartment that benefits from outdoor space with double doors opening out to a private balcony.

The well-proportioned accommodation comprises entrance hall, a large open plan kitchen/dining/living room leading out to a private balcony, and the kitchen benefitting from integrated appliances, two double bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and two allocated parking spaces.

- Modern ground floor apartment
- Private balcony
- Two generous bedrooms
- Contemporary open plan living space
- Fitted kitchen with integrated appliances
- Two allocated parking spaces
- Excellent commuter links
- Gas central heating
- Must be viewed
- EPC rating B. Council tax band D

Ground Floor:**Communal Entrance:**

Entry via security entry phone.

Front Door:

Timber front door.

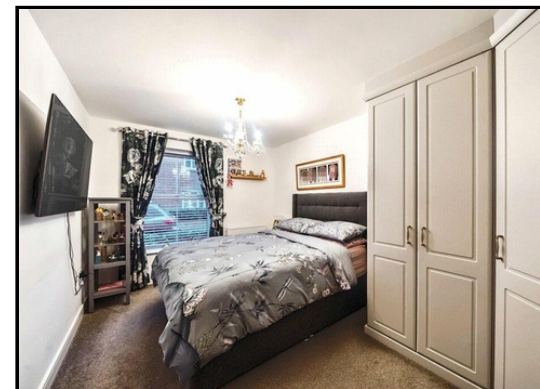
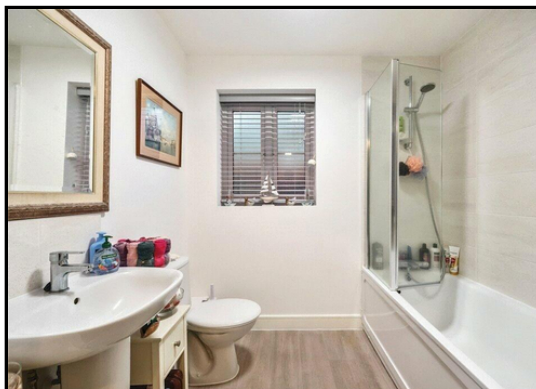
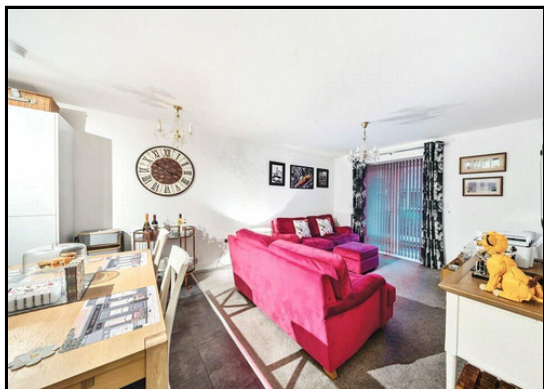
Entrance Hall:

Large storage cupboard. Doors to all rooms. Wooden flooring.

Open Plan Kitchen/Dining/Living Room:

Abt. 21' 5" x 12' 2" (6.53m x 3.71m) A contemporary open plan living space with double glazed French doors opening out to a private balcony to the front. Television point. Two radiators. Carpet as fitted.

The kitchen area is well-appointed and comprises a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Double glazed window to rear. Extractor fan. Vinyl flooring.

**Bedroom One:**

Abt. 15' 9" x 9' 2" (4.80m x 2.79m) Double glazed window to front. A range of fitted wardrobes. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 16' 0" x 6' 11" (4.88m x 2.11m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to rear. Extractor fan. Radiator. Vinyl flooring.

Outside:**Parking:**

Allocated parking for two cars.

Additional Information:**Lease Details:**

Lease Term: Approximately 122 years remaining

Service Charge: Approximately £892 per annum

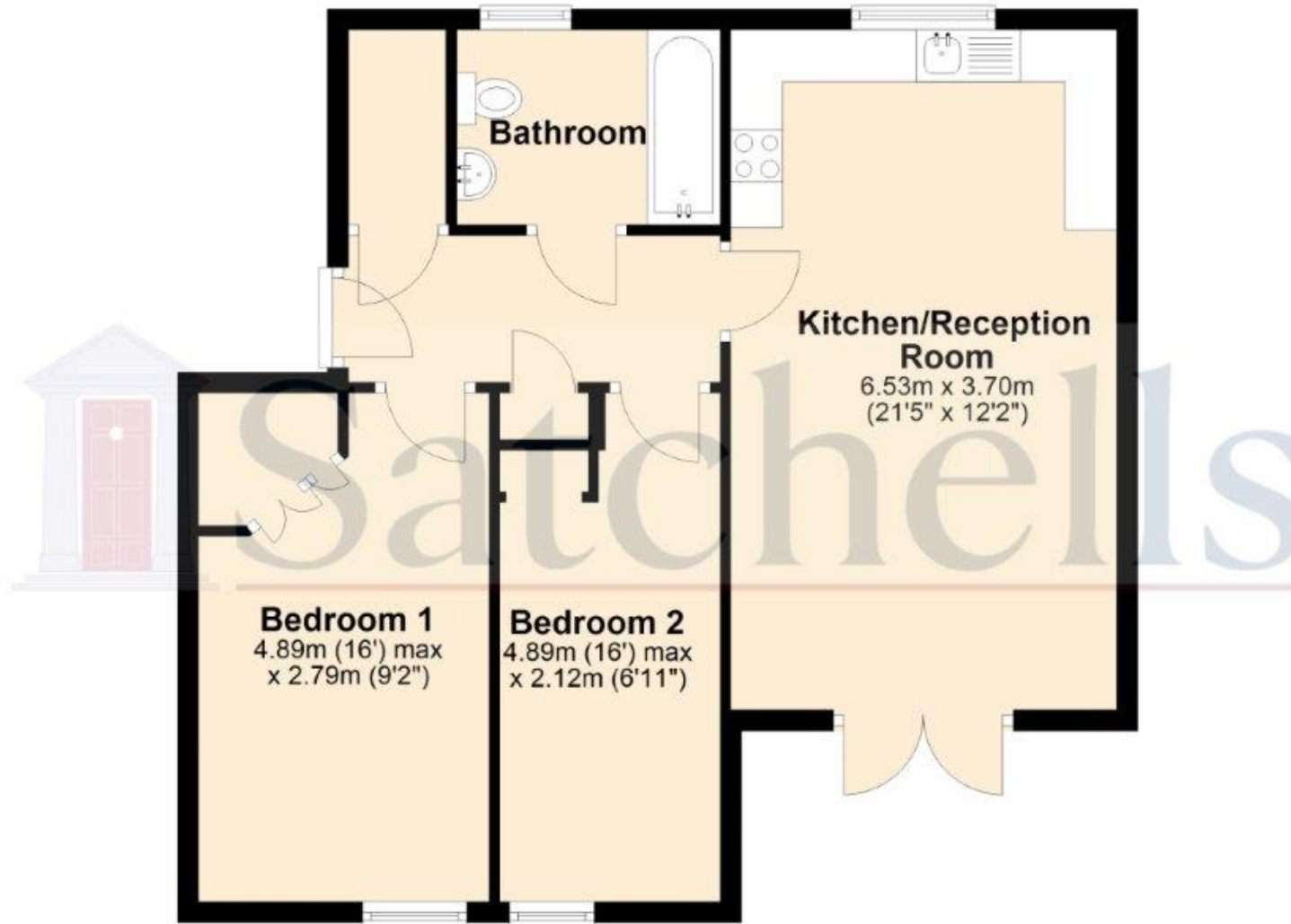
Agents Note:

Draft details 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.



Ground Floor



For illustration 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.