



## 30 Wolves Mere, Woolmer Green, KNEBWORTH, Hertfordshire, SG3 6JW

- ALLOCATED PARKING BAY
- POPULAR VILLAGE LOCATION
- IMMACULATELY PRESENTED GROUND FLOOR MAISONETTE
- RECENTLY INSTALLED BOILER
- OPEN PLAN KITCHEN / LIVING ROOM
- MOTIVATED VENDORS



## PROPERTY DESCRIPTION

Discover this superb GROUND FLOOR APARTMENT WITH COMMUNAL PRIVATE PATIO AREA. Wolves Mere is an exclusive small development WITHIN A STONES THROW OF THE KNEBWORTH TOWN CENTRE AND MAINLINE STATION! RECENTLY RENOVATED KITCHEN AND BATHROOM this APARTMENT boasts masses of space with plenty of storage solutions, including TWO AMPLE STORAGE CUPBOARDS. This apartment offers its own street front door access with an ALLOCATED PARKING BAY for convenience and offers UNRESTRICTED STREET PARKING for ease. REASONABLE SERVICE CHARGES AND LOW GROUND RENT An integral viewing comes highly recommended. An investor could achieve in the region of £1,150 pcm.



## ROOM DESCRIPTIONS

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### ABOUT THE PROPERTY

#### WELCOME HOME

Step through your own front door into your spacious hallway with an array of storage solutions, and you are greeted by the wooden flooring that extends through your hallway to the living room and kitchen. Replacement wooden doors throughout add to the contemporary feel of the apartment. Step through into your living room, which has ample space for a dining table and storage cupboard. Large bay window overlooking the front of the apartment. Following on you have the large kitchen area off the lounge with an abundance of cupboard space from the wall and base units with a window overlooking the communal garden area. Also in your kitchen you will find the recently replaced combi boiler.

#### CONTINUED

Relaxed in the recently replaced bathroom that is fully tiled and includes a low-level W/C, vanity unit with a large bath with a head over shower, adding to the modern feel of this apartment. Genously-sized bedroom area which can easily accommodate a double bed with large wardrobes and a chest of drawers.

#### OUTSIDE

Outside of the apartment, you have the communal garden area, which is perfect for those summer evenings to enjoy alfresco dining in the quiet CUL-DE-SAC hidden behind the hedge. Around the corner, you have your allocated parking area.

### LEASE INFORMATION

Lease remaining - 104 Years

Service charge - £643.32

Ground rent - £195.00 a year

### WHAT THE OWNERS SAY

Living in Wolves Mere offers a peaceful, rural experience with a great village community, beautiful woodland, and easy access to London. My partner and I have lived here for 4 years, we've enjoyed the woodland walks, local pubs, and close amenities. Knebworth high street and the train station are in walking distance. This has been a perfect starter home for us.

### ABOUT KNEBWORTH

Woolmer Green is a charming village located in North Hertfordshire, approximately three-quarters of a mile south of Knebworth and about six miles north of Welwyn Garden City. There are also two public houses, both serving food, as well as a Tesco Express open until 11 pm. Local amenities include barbers, picturesque countryside with woodland walks, and scenic bordering countryside. Knebworth, nearby, provides a bustling high street with shops catering to daily needs, including a chemist, post office, doctors' surgery, two dentists, Co-op supermarket, Indian restaurant, Chinese takeaway, cafes, wine merchants, butchers, and a mainline railway station offering frequent services to London Kings Cross.

The village is well-positioned for easy access to surrounding towns and major transport links like Stansted Airport, A1M, Hertford, St Albans, and Junction 23 of the M25.




## Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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