



WRIGHTS

29 Garden Road, Woolmer Green, Knebworth, Hertfordshire SG3 6JZ

Guide Price £235,000 - Leasehold

Property Summary

A Second floor apartment offering TWO BEDROOMS and situated in a quiet close with local transport links nearby. The property benefits from double glazing and is heated via radiators served by gas central heating and comes with a fitted kitchen with far reaching views over the local countryside and a fully fitted bathroom. There is a spacious Lounge/diner for relaxation and entertaining with friends and family. Communal garden and drying area to rear. We highly recommend an internal inspection at your earliest convenience.

Woolmer Green has many desirable qualities, though its proximity to nearby towns and villages is the most sought after. For explorers and history buffs the quaint, historic villages of Datchworth, Codicote, Bramfield, Tewin and Knebworth are all within two miles of Woolmer Green, worthy of fantastic family days out.

Likewise, within five miles of Woolmer Green there are three major towns; Hitchin, Welwyn Garden City and Stevenage, all providing a fast paced, thriving atmosphere with plenty of activities, bars, restaurants and shops to take advantage of.

Features

- CHAIN COMPLETE
- Second Floor Flat
- Two bedroom
- Double Glazing
- Gas Central Heating
- Fitted Bathroom
- Lounge/Diner
- Village Location
- Countryside Views
- Communal Garden



Room Descriptions

ACCOMMODATION

Hallway

Via part glazed entrance door, fitted radiator, laminate wood flooring, entry phone system, built in cupboard, doors leading off to:

Lounge/Diner

Dual aspect double glazed window, fitted radiator, laminate wood flooring, Feature fire surround housing electric fire and shelving.

Kitchen

Dual aspect double glazed windows overlooking rolling country side. Range of fitted wall and base units with worktops over incorporating stainless steel single drainer sink unit, space for appliances, built in cupboard, complementary tiling to splashbacks. Fitted radiator.

Bedroom One

Front aspect double glazed window, laminate wood flooring, fitted radiator.

Bedroom Two

Rear aspect double glazed overlooking rolling countryside, fitted radiator, laminate wood flooring.

Bathroom

Rear aspect double glazed frosted glass window. Fitted radiator, lino flooring.

EXTERIOR

Storage Cupboard

Secure storage cupboard adjacent to property.

Communal Garden

To the rear of the property is a communal garden and drying area. Additional Bin and Bike store to ground floor.

ADDITIONAL INFORMATION

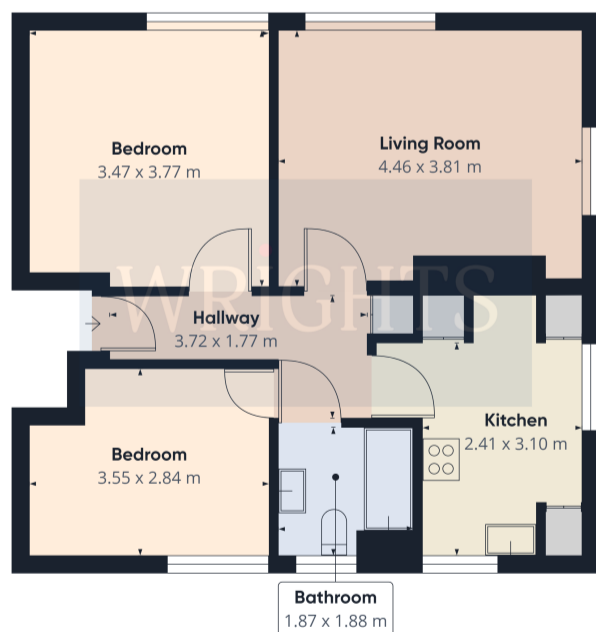
LEASE DETAILS

LEASE: 125 YEARS FROM 1986 88 years remaining.

SERVICE CHARGE: £612.33p per annum

GROUND RENT: £10 per annum

(all information has been provided to us and should be verified by your legal representative).



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Approximate total area⁽¹⁾
56.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	