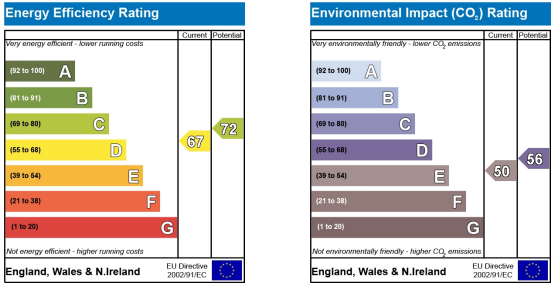




All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Wordsworth Court

Park Lane, KNEBWORTH,
Hertfordshire, SG3 6DY
Price Guide £235,000

Viewing by appointment only

Country Properties | 10, High Street | AL6 9EQ
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www.country-properties.co.uk



This spacious second floor penthouse apartment is located within a stones throw of Knebworth station and just a short walk to the village centre. The apartment offers a spacious main bedroom and combined living/kitchen area with Juliette balcony with views. The property provides an allocated car standing space and an intercom entry phone system.

- 16'9 x 14'6 Master bedroom
 - 19'6 x 15'6 Living/kitchen area
 - Allocated car standing space
 - Bathroom with window.
- Second bedroom
 - ENTRY PHONE SYSTEM
 - Heating via storage heaters and back up heaters
 - Stones throw of Knebworth station

Introduction

This spacious second floor penthouse apartment is located within a stones throw of Knebworth station and just a short walk to the village centre. The apartment offers a spacious main bedroom and combined living/kitchen area with Juliette balcony with views. The property provides an allocated car standing space and an intercom entry phone system.

Ground floor

Communal Hall

Entry phone system providing access to Communal Hall with allocated post box.

Second floor

Communal Landing

Stairs from ground floor to Communal landing giving access to Numbers seven and eight., solid entrance door to apartment.

Hall

Wood style floor, built in airing

cupboard, hatch to loft, sky light, storage heater.

Living area

19' 6" x 15' 6" (5.94m x 4.72m)
Storage heater, wood style floor, double doors to Juliette balcony with views to village, this room intercommunicates with kitchen area.

Kitchen area

Range of base and eye level cupboards consisting single drainer sink unit with cupboards and drawers below, further units housing hob with oven below and extractor above, built in fridge, wood style floor.

Bedroom One

16' 9" x 14' 6" (5.11m x 4.42m)
plus recess, windows to two aspects, storage heater.

Bedroom Two

8' 9" x 8' 8" (2.67m x 2.64m)
Window to rear with views over village.

Bathroom

White suite consisting bath with shower attachment. pedestal wash hand basin, low level wc, high level window, extractor, heated towel rail.

Outside

Car standing

There is an allocated car standing space to the front with shrub borders, mature trees.

Agents notes

Lease details, 125 years from 2008
Ground rent £300 per annum.

