

Wolves Mere KNEBworth £195,000

Leasehold



1 bedroom



1 bathroom



1 reception room



garden



****CHAIN FREE** LONG LEASE AND LOW CHARGES!** A perfect starter home, this one bedroom GROUND FLOOR MAISONETTE WITH PERSONAL ACCESS AND PRIVATE PARKING located at the heart of a peaceful CUL-DE-SAC and only a few minutes walk to amenities. This property the perfect property for an easy commute with A1M within a short drive. Knebworth is also right on your doorstep with every convenience and also offers an array of restaurants, shops, boutiques and the Knebworth Golf Club. The property itself benefits from DOUBLE GLAZED WINDOWS, fitted kitchen and unrestricted parking. Energy rating C.

Wolves Mere, KNEBWORTH - continued...

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

4.85m x 3.00m (15' 11" x 9' 10") Measured into bay window.

KITCHEN

3.00m x 1.80m (9' 10" x 5' 11") A range of wall and base units. Fitted oven, inset gas hob and extractor. Freestanding fridge/ freezer, integrated washing machine. Window to side elevation.

BEDROOM

3.72m x 2.60m (12' 2" x 8' 6") Bay window to front elevation.

BATHROOM

Three piece white suite comprising panel bath with shower attachment, low level w/c, pedestal sink. Part tiled walls, heated towel rail and extractor fan.

COMMUNAL GARDEN

To side of the property. There is also a small patio to front.

PARKING ARRANGEMENTS

Allocated parking bay to rear. Unrestricted street parking.

LEASE INFORMATION

Lease: 125 Years from 1st January 2005

Ground Rent: £169.50 Per annum

Service Charge: £375.84 Per annum.

COUNCIL TAX BAND C

£1728

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C		77	78
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

FLOOR PLAN

Wolves Mere, KNEBORTH - continued...

Ground Floor

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



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



Proud to Support Willow

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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