



83 Wadnall Way, KNEBWORTH, Hertfordshire SG3 6DT

**Guide Price £190,000 - Leasehold**

### Property Summary

Wrights are delighted to offer to market CHAIN FREE this spacious one-bedroom duplex maisonette in the picturesque village of Knebworth. The property is located less than a mile away from the mainline train station and town centre. Due to a short lease the property is offered to CASH BUYERS ONLY.

The property benefits from its own private entrance, the inner hallway has a fitted carpeted staircase that leads to the first floor. The dual aspect open-plan living area consists of a lounge and kitchen area. The kitchen comes with a range of matching wall and base units with fitted oven and hob while there is space and plumbing for a fridge freezer, washing machine.

The second staircase continues up to the bedroom and bathroom, plus a loft hatch. The large double bedroom has a double glazed window and radiator complete with built-in storage space.

The bathroom is tiled throughout and comprises of a side panelled bath with shower over, pedestal hand wash basin and W/C.

This is a perfect investment opportunity and could achieve £975 per calendar month.

### Features

- CHAIN FREE
- CASH BUYERS ONLY
- DUPLEX MAISONETTE
- ONE DOUBLE BEDROOM
- OWN FRONT ENTRANCE
- GAS CENTRAL HEATING
- COMMUNAL PARKING
- VILLAGE LOCATION
- CLOSE TO KNEBWORTH TRAIN STATION
- POTENTIAL RENTAL INCOME = £1,100 pcm

Room Descriptions

GROUND FLOOR

ENTRANCE HALLWAY

0.90m x 2.21m (2' 11" x 7' 3")

FIRST FLOOR

HALLWAY/LANDING

0.93m x 0.88m (3' 1" x 2' 11")

OPEN PLAN LIVINGROOM / DINER / KITCHEN

4.56m x 5.03m (15' 0" x 16' 6")

SECOND FLOOR

LANDING

0.96m x 1.87m (3' 2" x 6' 2")

BEDROOM

3.420m x 3.57m (11' 3" x 11' 9")

BATHROOM

1.47m x 2.62m (4' 10" x 8' 7")

EXTERIOR

COMMUNAL GARDENS

There is a wrap around communal garden for all residents which leads to an outside storage shed.

PARKING

There is communal parking for all residents.

ADDITIONAL INFORMATION

Property Details

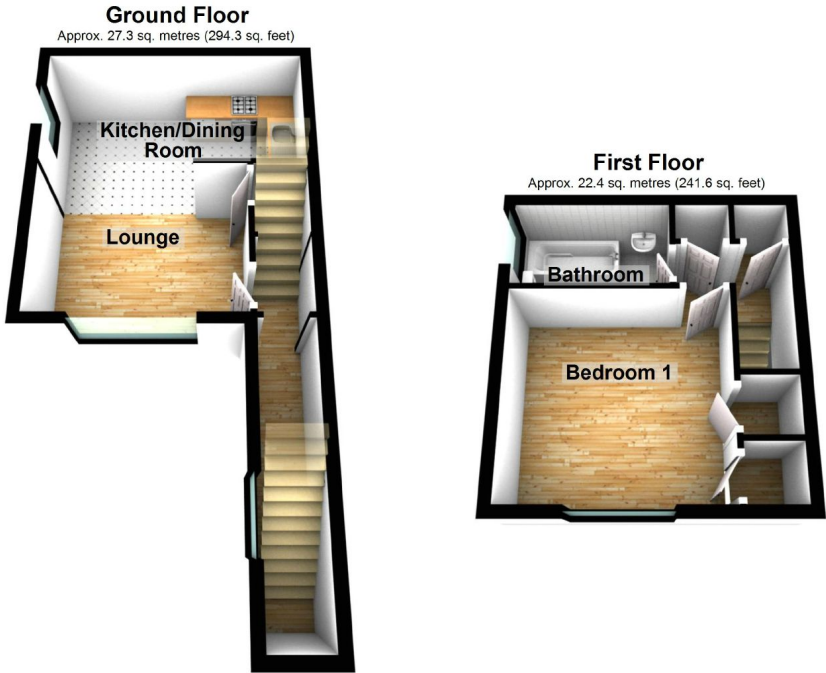
Council Tax Band - B

Lease Details - 59 yrs remaining  
Service Charge - £1,180.20 per annum  
Ground Rent - £80.00 per annum

Gas Safety Certificate - Valid until December 2025  
EICR Certificate (Electrical Safety Certificate) - Valid until July 2026

\*Interior photos from 2022 prior to current tenants occupation.

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



Total area: approx. 49.8 sq. metres (535.9 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      | 76                      |
| (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 |