



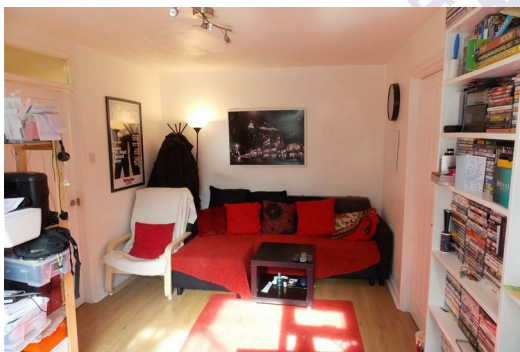
**mather marshall**  
independent estate agents



## 67 Haygarth, Knebworth,

Mather Marshall are delighted to present this rare and well presented one bedroom ground floor apartment. This property has been refurbished by the current owner with benefits such as installing gas into the property and a modern kitchen. In brief, comprises entrance hall, lounge, kitchen, double bedroom, bathroom and garage en bloc. Conveniently situated close to the high street and within walking distance of the mainline railway station which provides links direct into London, this property is a must see and we think this will not take long to sell given its location and limited number of one bedroom properties in the area. To view, please call us.

**£185,000**



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Entrance Hall

UPVC door. Storage cupboard. Laminate flooring. Radiator. Arch to:

Kitchen

8'4" x 5'9" (2.54m x 1.75m)

Fitted kitchen provides a range of matching wall and base units with rolled edge work surfaces. Tiled splash backs surround. Stainless steel sink and drainer with mixer tap. Space and plumbing for appliances. Radiator. Double glazed window to front aspect.

Lounge

14'3" x 9'5" (4.34m x 2.87m)

Laminate flooring. Radiator. Tv and telephone points. Double glazed window to side aspect. Door opens to:

Bedroom

12'0" x 7'1" (3.66m x 2.16m)

Built in cupboards. Radiator. Double glazed window to side and rear aspect.

Bathroom

6'1" x 5'1" (1.85m x 1.55m)

Matching three piece suite comprises panel bath with wall mounted electric shower with glass screen. Hand wash basin, Wc. Frosted double glazed window to front aspect.

Garage En Bloc

Metal up and over door.

Lease & Charges

Lease expires 2116 (99 years remaining). Service charge is approximately £120.00 PCM (this figure includes ground rent and building insurance). Council tax band is B (£1218.00 PA).



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         | 68        |
| (39-54) E                                                       | 48      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         | 60        |
| (39-54) E                                                       |         | 57        |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |