



Pondcroft Road, Knebworth, SG3 6DF

**Guide Price £230,000**



**Pondcroft Road, Knebworth**

**\*\* CHAIN FREE - WALKING DISTANCE TO TRAIN STATION - DESIRABLE VILLAGE LOCATION\*\***

Discover this deceptively spacious CHAIN FREE two-bedroom apartment located in the highly sought-after village of Knebworth, just a short walk from the train station and village centre - perfect for commuters and those seeking village living.

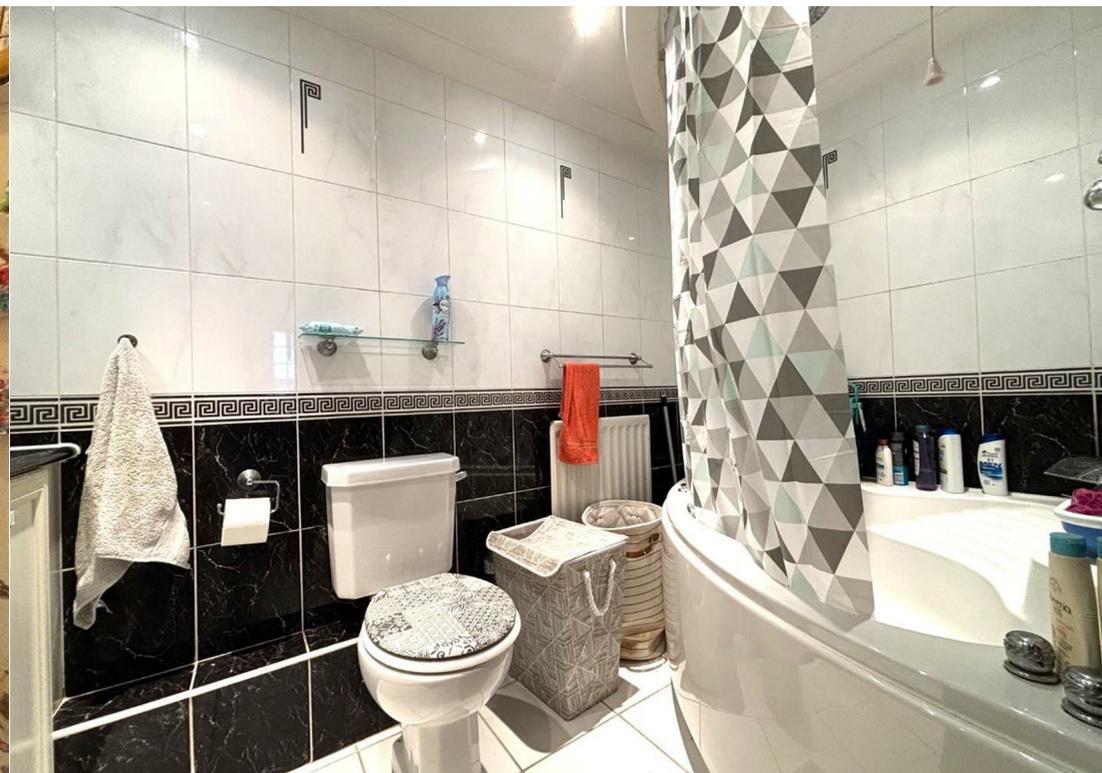
Beautifully presented throughout, the property offers two generous bedrooms, including a main bedroom with fitted wardrobes, a modern bathroom featuring a Jacuzzi bath, a sleek contemporary kitchen, and a bright, spacious lounge ideal for relaxation or entertaining.

A standout feature is the versatile additional room, perfect as a home office, study, dressing room, or valuable extra storage - tailored to suit your lifestyle.

The apartment also benefits from its own parking space and garage, a rare advantage in this location.

A fantastic opportunity for first-time buyers, downsizers, or investors.





**Hallway:**

Radiator, door to storage cupboard

**Lounge:**

13'1" x 12'6"

Two double glazed windows to rear, radiator

**Kitchen:**

13'3" x 6'5"

Double glazed window to side, a range of wall and base units with work tops over, sink drainer unit, electric hob, double oven, extractor unit, fridge freezer, integrated dishwasher and washing machine.

**Study:**

6'5" x 5'4"

**Bedroom One:**

10'0" x 9'4"

Double glazed window to rear, gas radiator, fitted wardrobes

**Bedroom Two:**

9'4" x 6'11"

Double glazed window to rear, radiator

**Bathroom:**

10'0" x 5'1"

Jacuzzi bath, low level WC, wash hand basin with vanity unit surrounding

**Garage & Parking:**

Garage with up and over door and car park located in front.

**Tenure:**

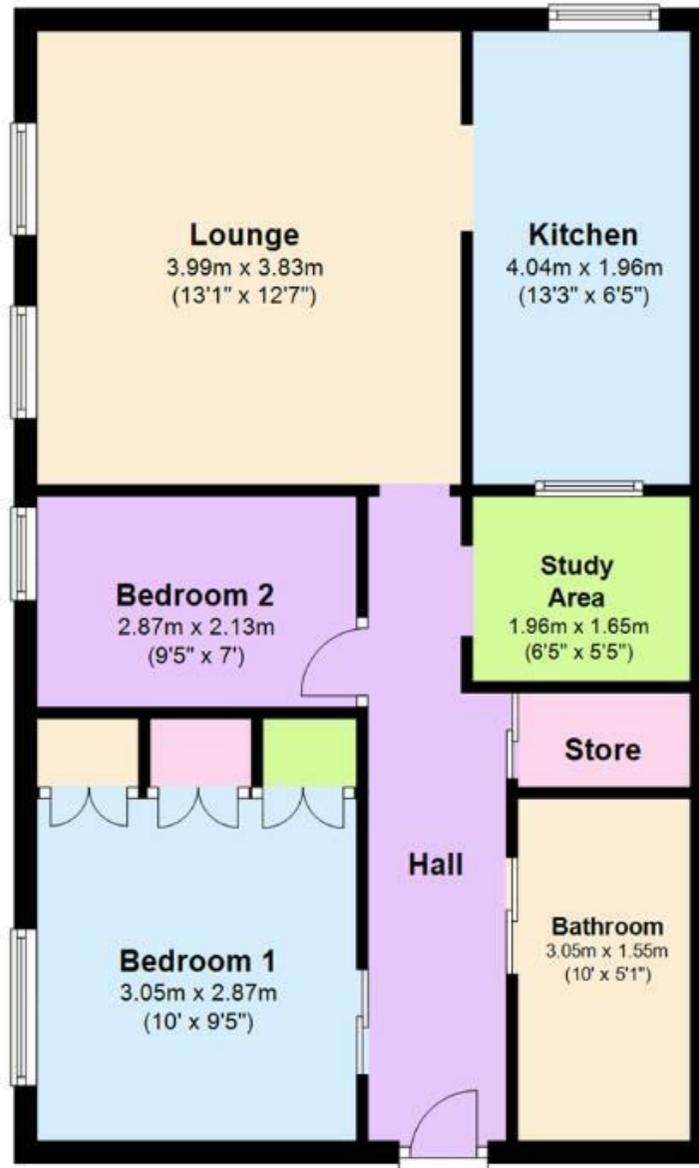
Leasehold. 984 years remaining.

Ground Rent: TBC

Service Charge: £835.95 per annum

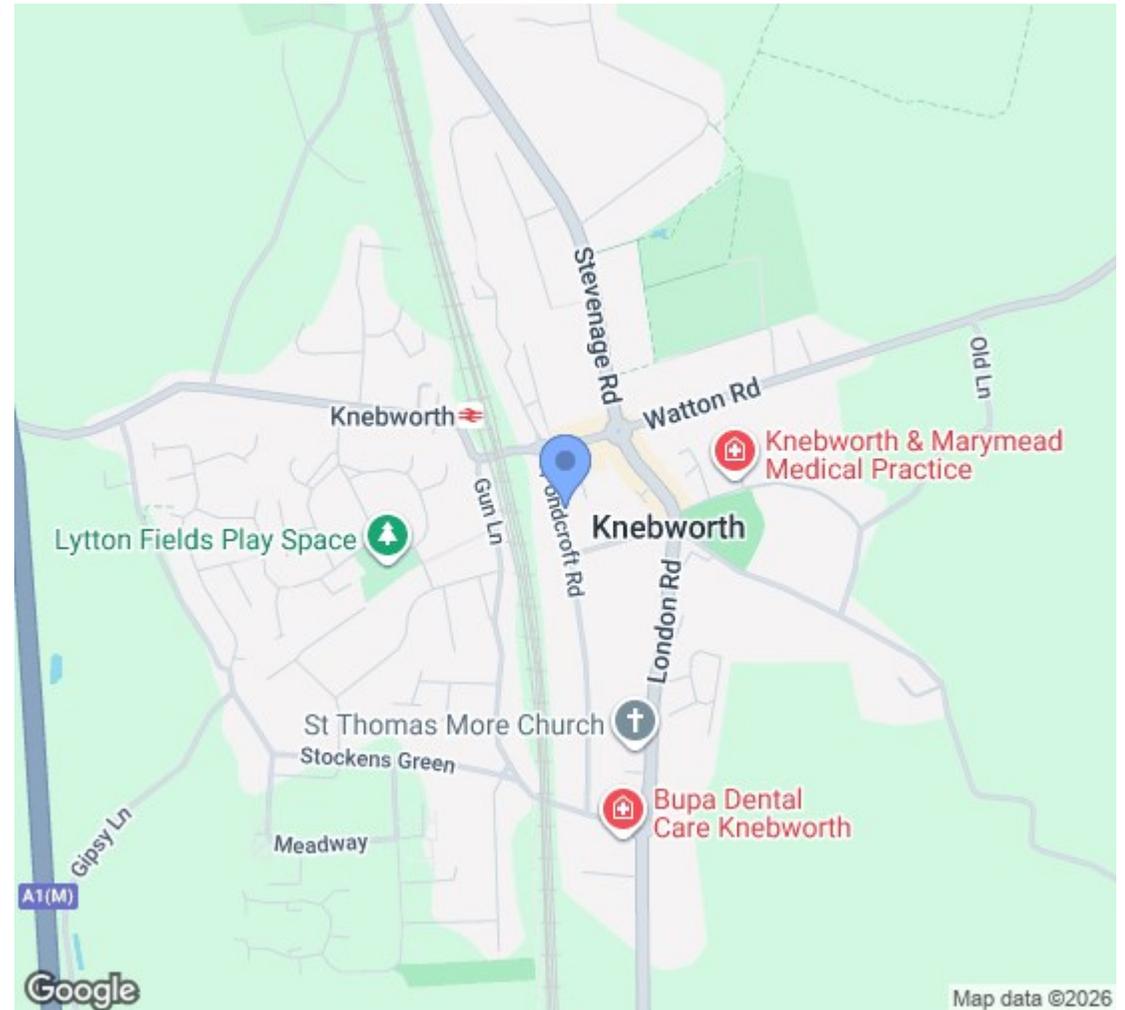


# First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	78	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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