



Constance Place, Knebworth, SG3 6EE

£325,000



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Constance Place, Knebworth

CHAIN FREE | Underfloor Heating | Two full Bathrooms/Shower Room | Two Double Bedrooms | Private Balcony

Welcomed to the market, a spacious and immaculately presented two bedroom first floor apartment in the centrally located Constance Place, Knebworth.

Situated a stones through from Knebworth High Street the property boasts convenience with shops, amenities, bus routes and Knebworth Train Station only a short walk away.

The apartment is located within the modern McCarthy and Stone Constance Place which boasts stunning communal lounge, communal garden, guest suite and dedicated house manager. Within the apartment is a wide entrance hallway that leads to a good sized store room, living/dining room with back door to a private balcony overlooking communal gardens, modern kitchen with integrated appliances, main bedroom with walk in wardrobe and accessible en-suite shower room, second double bedroom and separate shower room.

There is a service charge for the apartment which includes the 24 hour emergency call line system, up-keep of gardens and grounds, water charges, repairs and maintenance to the interior and exterior communal areas, electricity, heating, lighting and power to communal areas, buildings insurance and a contingency fund.

The Service Charge is £3,745.26pa and paid monthly, Ground Rent is £495pa, paid yearly - for the financial year ending June 2024. The Council Tax is Band D. Lease was given for 999 years from 1st Jan 2016

A Parking Space can be acquired for an additional cost of: £250 PA







Entrance Hall

Entry via solid wood front door. Opens to entrance hall with fitted carpet, oak veneer entry doors into all rooms. Underfloor heating throughout apartment. Emergency call system mounted on wall. Built in storage cupboard housing hot water tank and space to be used as utility.

Lounge / Dining Area

Fitted carpet. Space for dining table and chairs. Double glazed window to rear aspect. Door onto patio area. Door opens into:

Kitchen

A range of matching wall and base high gloss units comprising cupboards and drawers with worktop surfaces incorporating a Blanco stainless steel sink/drainer with mixer tap. Built in appliances include, Neff oven with slide under door (just like Bake Off programme) microwave, four ring induction hob with extractor hood over, built in fridge freezer and integrated dishwasher. Spot lighting. Double glazed window to rear aspect.

Bedroom One

Fitted carpet. Walk in wardrobe with lighting. Radiator. Double glazed window to rear aspect. Access to En-Suite Shower Room.

En-Suite Shower Room

Fitted with a walk in shower cubicle providing hand held shower head, glass opening screen to side. Vanity unit provides hand wash basin set with cupboard under and low level WC. Heated towel rail. As throughout this area also provides underfloor heating. Fully tiled flooring and part tiled walls. Spot lighting.

Bedroom Two

Fitted carpet. Radiator. Double glazed window to rear aspect.

Shower Room

Fitted with a walk in shower cubicle providing hand held shower head, glass opening screen to side. Vanity unit provides hand wash basin set with cupboard under and low level WC. Heated towel rail. As throughout this area also provides underfloor heating. Fully tiled flooring and part tiled walls. Spot lighting.

Lease and Charges

All noted below is a suggestion and approx numbers provide at time of instruction. These should be used as a guide.

Lease was given for 999 years from 1st Jan 2016

Service Charge and what this includes : Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

- Buildings insurance

Service Charge : £3,745.26 for financial year ending 30/06/2024.

Ground Rent : £495 PA (approx)

Parking Space can be acquired for an additional cost of: £250 PA

Council Tax Band: D

Location

Knebworth village is a highly sought after location which benefits from two areas. The high street housing a comprehensive range of local services including a Post Office, popular award winning butchers, chemist, library, doctors and dentists surgeries. Historic Knebworth House is located in the more rural Old Knebworth area along with the cricket ground. The village boasts an excellent primary school, churches, recreational grounds with bowling green and tennis courts, alongside a fantastic commuter link into London via Knebworth train station which is just under 5 minutes walking distance from this property.

Disclaimer

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.

First Floor

Approx. 76.7 sq. metres (825.3 sq. feet)



Total area: approx. 76.7 sq. metres (825.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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