



Haygarth
Knebworth | SG3 6HF

AGENT HYBRID

£220,000



We are pleased to present to the market this spacious duplex maisonette, set within a quite cul-de-sac in the desirable village of Knebworth and only a stones throw from the high street and 0.5 mile walk to the train station.

Outside you rise a staircase to the front door, which opens into a long entrance hallway which has doors into the downstairs WC and the lounge. The lounge is large enough to accommodate a large table and chairs with dual aspect windows filling the room with natural light and an opening into the kitchen. Back out to the hallway, you will find stairs which rise to the first floor landing which then gives access into the two spacious bedrooms and the family bathroom.

Outside you have on street permit parking and an allocated garage for parking inside or to be used for storage.

Hallway - 2'7 x 14'6

DSWC - 2'2 x 6'8

Lounge - 18'1 max x 13'6

Kitchen - 7'8 x 7'5

Landing

Bedroom 1 - 13'6 x 11'6

Bedroom 2 - 8'5 x 11'0

Bathroom - 4'7 x 8'0

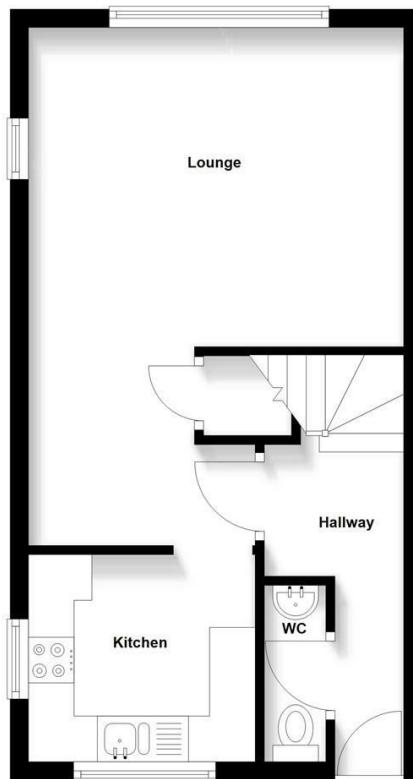
LEASE INFORMATION

There are approximately 171 years remaining on the lease.

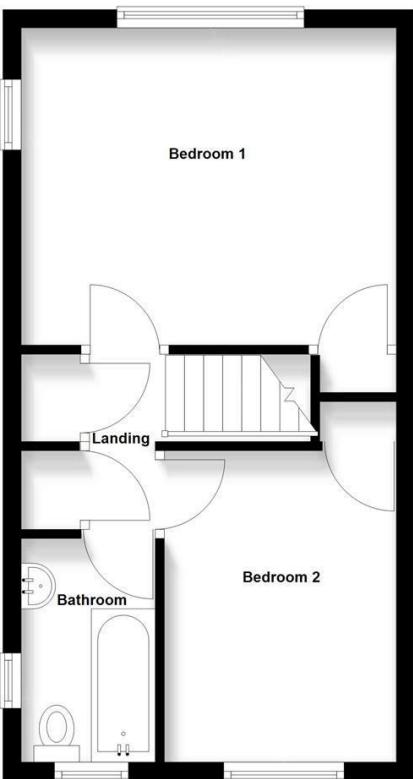
The annual service charge is approximately £921.00.

The ground rent is £10pa.

First Floor
Approx. 33.1 sq. metres (356.3 sq. feet)



Second Floor
Approx. 33.1 sq. metres (356.3 sq. feet)



Total area: approx. 66.2 sq. metres (712.7 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		

Agent Hybrid

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