



Cherry Close  
Knebworth | SG3 6DS

AGENT HYBRID

# Price £250,000



We are pleased to present to the market, this spacious, modern and well presented two bedroom maisonette, set in a highly desirable location within the popular village of Knebworth. The property is within close proximity to the local high street, walking distance to the train station and a 5 minute drive from Stevenage.

You are first greeted with a private courtyard, and as you enter you immediately rise the stairs which opens onto a spacious landing giving access to ample storage and doors to all rooms. The lounge is a large room, with built in storage above the stairs and flows into the modern kitchen, where you will find a 3 year old combi boiler with service history.

Both bedrooms are large doubles with ample space for free standing furniture, the bathroom has a walk in shower and space for the tumble dryer.

Outside, as well your courtyard with outside storage you will find use of a south facing garden and ample on road parking with the benefit of a communal carpark. Viewing comes highly recommended!

## Measurements

Landing - 6'9 x 9'0

Lounge - 15'6 x 14'3

Kitchen - 8'7 x 10'8

Bedroom 1 - 9'1 x 14'3

Bedroom 2 - 9'4 x 9'2

Bathroom - 6'4 x 6'3

## Lease details

There is a remaining lease of around 109 years.

The monthly service charge is approximately £55.

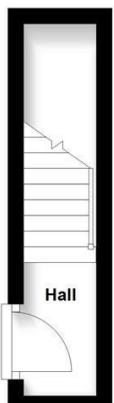
The annual ground rent is £10.

## Section 20 works

There are planned section 20 works, to be carried out by the local council in 2027/2028 and the estimate is around £4,000 (for window replacement).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		

**Ground Floor**  
Approx. 4.4 sq. metres (47.6 sq. feet)



**First Floor**

Approx. 60.1 sq. metres (647.3 sq. feet)



Total area: approx. 64.6 sq. metres (694.8 sq. feet)

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed 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.

## Agent Hybrid

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