



**£995 Per Month**  
**Kimptons Court**  
Woolmer Green, SG3 6JY



## PROPERTY SUMMARY

This one-bedroom ground-floor maisonette is situated in the highly sought-after village of Woolmer Green and is presented in good condition throughout. The accommodation briefly comprises a small entrance hall which leads through to the open plan kitchen/lounge. The kitchen then has a door leading through into an inner hallway with a bathroom and bedroom. There is allocated parking for one car.

### Location:

Woolmer Green is a small village situated between Knebworth and Welwyn Village. The village offers primary schooling, a village hall and a selection of small shops. Knebworth is close by and will provide further facilities. Neighbouring Welwyn Garden City will provide mainline rail service as does Knebworth, which is approximately one mile way. Welwyn Garden City also has John Lewis and the Howard Shopping Centre.

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TOTAL APPROX. FLOOR AREA 371 SQ.FT. (34.5 SQ.M.)

## LOCAL AUTHORITY

North Herts

## TENURE

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	
(81-91) B		
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

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## OFFICE DETAILS

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