

**£1,250 Per Month**  
**Kerr Close**  
Knebworth, SG3 6AL



## PROPERTY SUMMARY

This is a modern and bright two-bedroom apartment that is beautifully presented. It is located on the ground floor, with patio doors that open onto the garden area. The kitchen and shower room have been recently refurbished, making this property a great living space. It is also close to the mainline rail link to London Kings Cross and local shops. The property features a well-proportioned living/dining room, a fitted kitchen, a modern white bathroom, and two bedrooms. Additionally, there is an allocated parking bay for one vehicle, and further visitor parking is available.

2



1



1











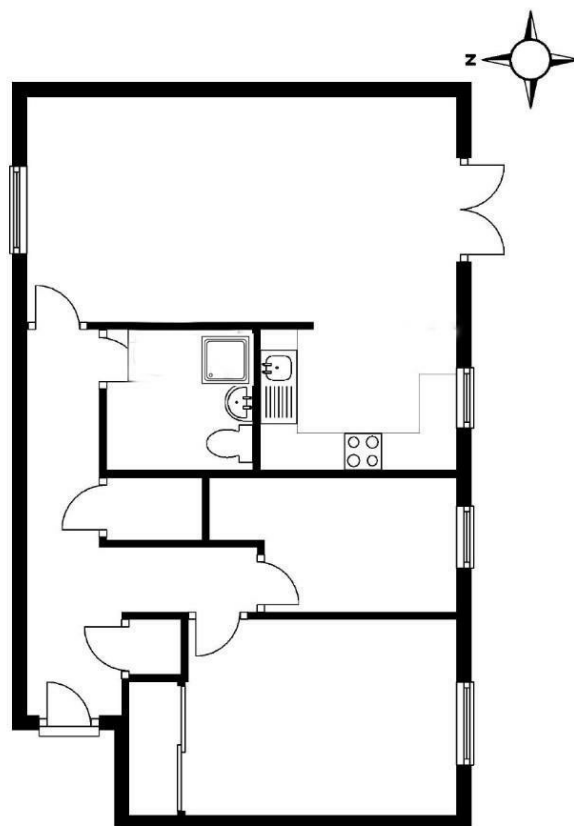






## Ground Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



Total area: approx. 54.3 sq. metres (584.3 sq. feet)

### LOCAL AUTHORITY

NHDC

### TENURE

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(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

Putterills Lettings  
123 London Road  
Knebworth  
SG3 6EX

#### OFFICE DETAILS

01462 419333  
lettings@putterills.co.uk  
www.putterills.co.uk