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# 11 The Knoll, Hertford, SG13 7SZ

## Asking Price £210,000

Located in the charming area of The Knoll, Hertford, this delightful top floor one-bedroom apartment offers a perfect blend of modern living and convenience. Spanning an impressive 517 square feet, the property boasts well-designed layout that maximises space and light.

Upon entering, you are greeted by a welcoming reception hallway with ample storage and doors leading to all rooms

Spacious living/dining area with bay window allowing an abundance of natural light, new wood effect laminate flooring, radiator, TV points and storage cupboar

The highlight of this apartment is undoubtedly the brand new Howdens kitchen, with a range of eye and base level units, new oven and four ringed electric hob with extractor over, roll edge worksurfaces, washing machine an fridge/freezer. Wall mounted combination boiler fitted in July 2024.







#### **Entrance Hall**

### **Living Room**

18'6" x 10'9" (5.64m x 3.28m)

#### **Kitchen**

9'10" x 7'1" (3.00m x 2.16m)

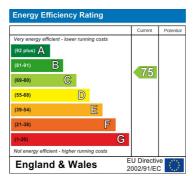
#### **Bedroom**

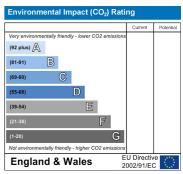
13'1" x 8'5" (3.99m x 2.57m)

#### **Bathroom**

6'9" x 5'7" (2.06m x 1.70m)

**Residents Parking** 





GROUND FLOOR



of doors, wirstows, rooms and any other items are approximate and no responsibility is taken for any emoonisons on rein sestement. This plan is for flustrative propose only and shadle the used an such purprospective purchaser. The services, systems and appliances shown have not been tessed and no guarantee as to their operability or efficiency can be given. Made with Metropix C2025

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.









