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## 11 The Knoll, Hertford, SG13 7SZ

**Offers In Excess Of £200,000**

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 a 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 cupboard.

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 and 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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>75</b>
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given. Made with Metropack iCAD2015

**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.

