

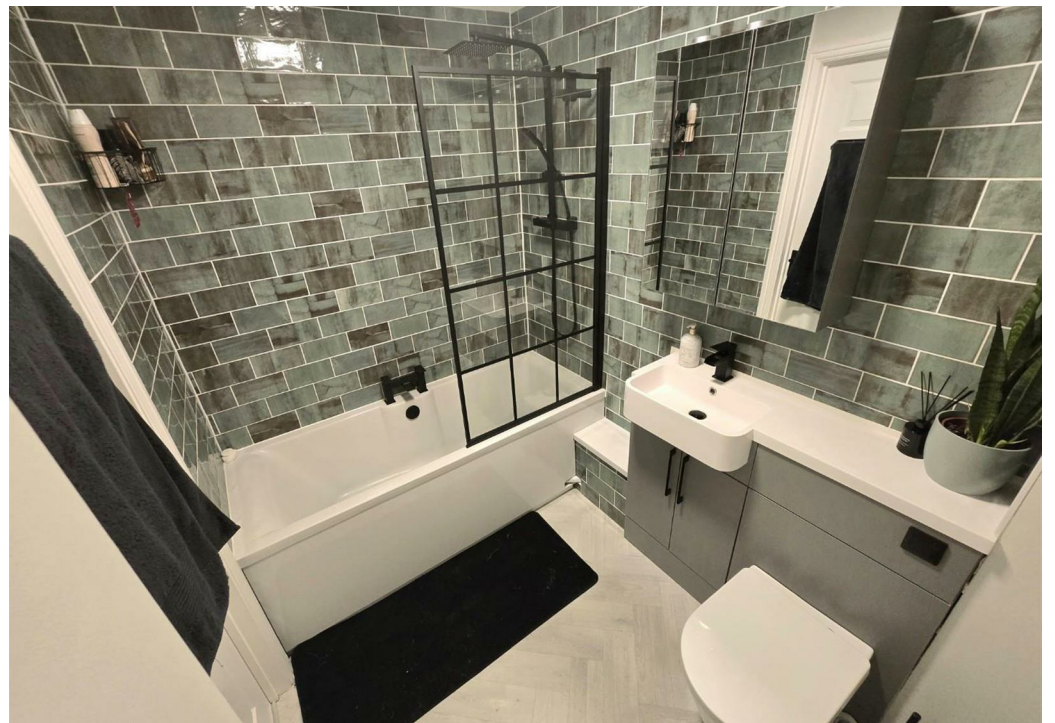


**Knebworth Court, TS17 5BU**  
**2 Bed - Flat**  
**£97,500**

**Council Tax Band: B**  
**EPC Rating:**  
**Tenure: Leasehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Knebworth Court, TS17 5BU

\*\*\* RECENTLY REFURBISHED \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR \*\*\*

SMITH & FRIENDS are pleased to bring to the market this Stunning First Floor Two Bedroom Apartment, Located within the Popular Broomhill Area of Ingleby Barwick. This Contemporary Apartment is Ideal for a First Time Buyer or Investor, whilst being within walking distance to Local Amenities.

The Property Briefly Consists of; Entrance Hall, Leading to an Open Plan Lounge with featured 'Juliet' Balcony and 'French' Doors with Fitted Kitchen/Diner. The Apartment has Two Bedrooms, (Master Bedroom with a Walk-In Dressing Room, and a Contemporary Modern Bathroom.

Externally, the Property has an Allocated Parking Bay to the Rear with Plenty of Visitor Bays.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

## Entrance Hall

19'6" x 3'2" (5.95m x 0.98m)

## Lounge / Kitchen / Diner

25'4" x 10'9" (7.74m x 3.28m)

## Bedroom 1

12'0" x 8'6" (3.67m x 2.60m)

## Walk-In Dressing Room

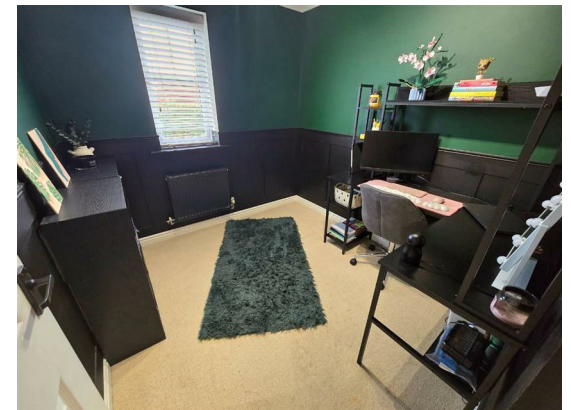
5'1" x 6'2" (1.56m x 1.90m)

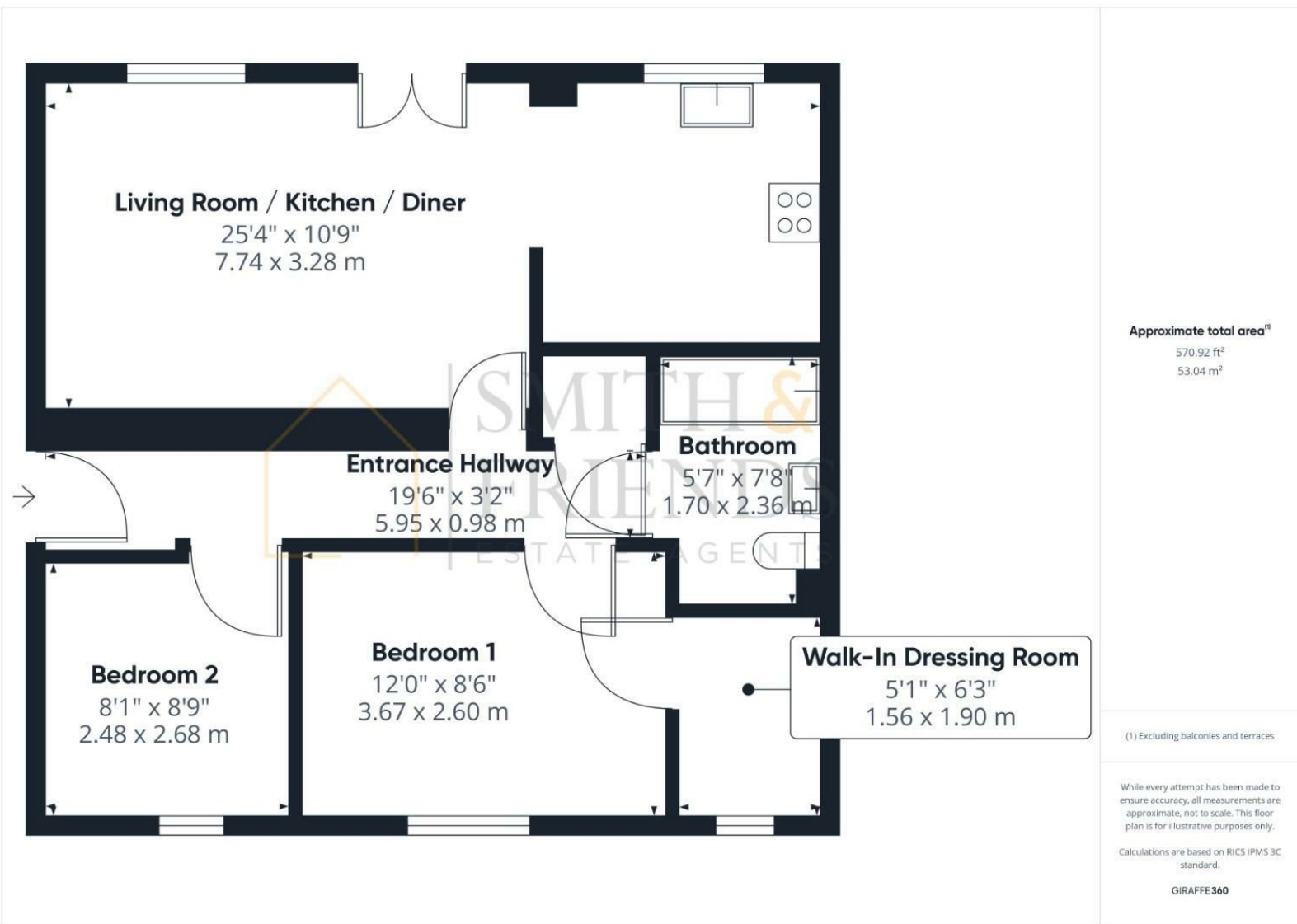
## Bedroom 2

8'1" x 8'9" (2.48m x 2.68m)

## Bathroom

5'6" x 7'8" (1.70m x 2.36m)





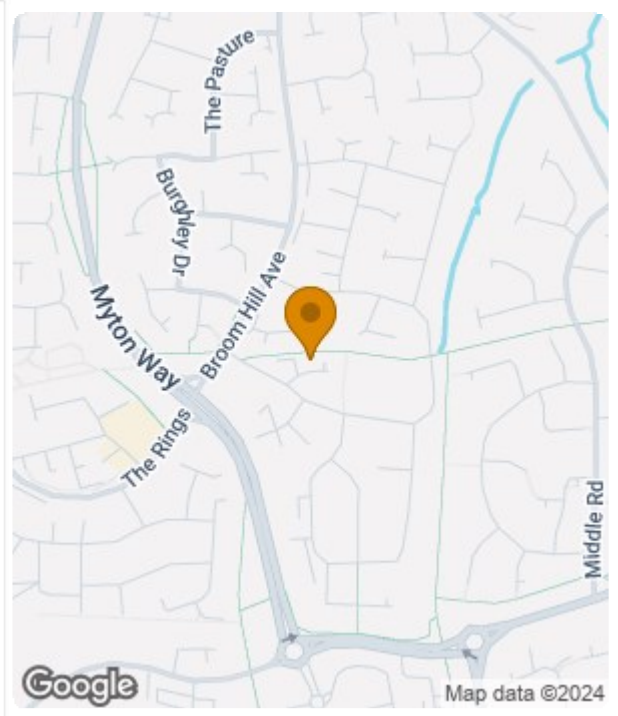
Approximate total area<sup>a</sup>  
570.92 ft<sup>2</sup>  
53.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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