

Florence

COURT

KNEBworth | SG3 6AT

BY BEVERLEY HOMES



Computer generated image.



An exclusive collection of just nine luxury two bedroom apartments, Florence Court is close to Knebworth station for easy access to London.

Situated in the desirable village of Knebworth, with its many amenities and excellent travel connections, these beautifully designed homes are perfectly placed for enjoying the best of city and country.

Discover the lifestyle you have been searching for at Florence Court, where commuting is easy and you will be spoilt for choice when it's time to relax.

Knebworth railway station is just a stone's throw from Florence Court and from here you can be at London Kings Cross for work or leisure in under half an hour. Non-stop Inter-City peak services also run to nearby Stevenage station every 30 minutes.

When you want to enjoy your downtime closer to

home, explore the stunning Hertfordshire countryside, sip coffee outside a stylish village café or visit the vibrant town of Stevenage, just three miles away.

The A1 is close by and offers access to the motorway network. Stansted Airport, gateway to 148 national and international destinations, is easily accessible in under 40 minutes. Luton Airport is 28 minutes away by car and from there you can fly to 99 cities. Cosmopolitan Cambridge, with its high-tech industries, fascinating history and exciting entertainments scene, can be reached in 45 minutes by train.

Florence Court offers connected, contemporary living in a thriving village you will want to call home.

Find your perfect work-life balance at Florence Court where the charm of village living close to nature is complemented by good road and rail links to the attractions of London and beyond.



Explore life



Knebworth and its surrounds offer endless possibilities for ways to spend your free time, or you could make the most of the convenience of a station close by and head for London's West End.

With wide open spaces, country parks and cycle routes close at hand, finding ways to exercise will be a joy.

The village is home to Knebworth Park Cricket Club and Knebworth Recreation Grounds with its thriving tennis and football clubs. There is also plenty of space, whether you want to walk, run or simply enjoy the fresh air. Knebworth Country Park, with its historic deer park, gardens and 250 acres of open

space, is an ideal location for a walk and a picnic. If exercising with friends is more your thing, the village offers its very own Pilates club. Stevenage, just eight minutes' away by car, has the 120 acre Fairlands Valley Park and a leisure centre with a swimming pool.

Knebworth Golf Club has an excellent tree-lined course and a unique listed clubhouse, which is the heart of many events. You can also play at Stevenage Golf and Conference Centre.



Be in London
in 26 minutes



A kaleidoscope of exciting shopping, dining and entertainment options will ensure you can live life to the full at Florence Court.

Enjoy brunch with friends at a village coffee shop or visit your local pub or restaurant for a meal. You'll be tempted by the treats at Hertfordshire's well known Simmons Bakers and the delights offered by the master chocolatiers at The Secret Truffletier. If you want more choices for eating out, the world's cuisine is on offer a short train ride away in London.

When you want to shop, select from the designer boutiques, eclectic markets and high street stores of the capital or explore the delightful shops in Knebworth and Stevenage.

For theatre, arts and music events, the pull of London will be strong. Take in a world class show, enjoy a concert or visit a club.

Closer to home, Stevenage offers a bowling alley and The Luna Cinema has occasional showings at Knebworth House. The country house estate, just three miles from home, also hosts a range of seasonal music, theatre, arts and crafts events.

PLOTS 1 & 4

| | | |
|---------------------|--------------------|---------------|
| Living Area/Kitchen | 5.87 m x 5.80 m | 19'3" x 19'1" |
| Master Bedroom | 3.88 m x 2.88 m | 12'9" x 9'5" |
| Bedroom 2 | 4.15 m x 2.81 m | 13'8" x 9'3" |
| Area | 65.3m ² | 703sq ft |

PLOTS 2 & 5

| | | |
|---------------------|--------------------|---------------|
| Living Area/Kitchen | 5.48 m x 4.91 m | 18'0" x 16'1" |
| Master Bedroom | 4.62 m x 2.95 m | 15'2" x 9'8" |
| Bedroom 2 | 3.42 m x 2.65 m | 11'3" x 8'8" |
| Area | 60.7m ² | 653sq ft |

PLOTS 3 & 6

| | | |
|---------------------|--------------------|---------------|
| Living Area/Kitchen | 5.87 m x 5.10 m | 19'3" x 16'9" |
| Master Bedroom | 3.73 m x 2.87 m | 12'3" x 9'5" |
| Bedroom 2 | 2.92 m x 2.83 m | 9'7" x 9'3" |
| Area | 59.3m ² | 638sq ft |



PLOT 7

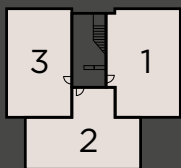
| | | |
|---------------------|--------------------|---------------|
| Living Area/Kitchen | 5.87 m x 5.80 m | 19'3" x 19'1" |
| Master Bedroom | 3.88 m x 2.88 m | 12'9" x 9'5" |
| Bedroom 2 | 4.15 m x 2.81 m | 13'8" x 9'3" |
| Area | 65.3m ² | 703sq ft |

PLOT 8

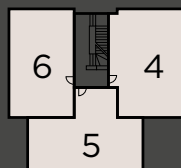
| | | |
|---------------------|--------------------|---------------|
| Living Area/Kitchen | 5.48 m x 4.91 m | 18'0" x 16'1" |
| Master Bedroom | 4.62 m x 2.95 m | 15'2" x 9'8" |
| Bedroom 2 | 3.42 m x 2.65 m | 11'3" x 8'8" |
| Area | 60.7m ² | 653sq ft |

PLOT 9

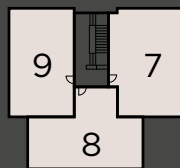
| | | |
|---------------------|--------------------|---------------|
| Living Area/Kitchen | 5.87 m x 5.10 m | 19'3" x 16'9" |
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Ground Floor



First Floor



Second Floor

The room sizes shown are taken from the dimension arrows on the floorplans and a tolerance of 5% is allowed. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. D/W denotes integrated dishwasher, F/F denotes integrated fridge freezer, W/D denotes washer dryer. --- Denotes reduced ceiling height.

KITCHEN

Comprehensively equipped contemporary kitchen featuring a range of stainless steel appliances including oven, hob and cooker hood with integrated fridge/freezer and dishwasher with 20mm laminated worktop, washer dryer.

BATHROOM & ENSUITE

Fitted with white suites including shower bath with glazed screen to main bathroom and shower tray and screen to ensuites with chrome brassware and a chrome ladder towel rail. Tiling around bath and shower cubicle with splashback to basins to walls of both bathrooms and ensuites.

INTERNAL FINISHES

Laminate wood flooring to hall and living/kitchen areas. Choice of colour carpet to bedrooms. Ceramic tiling to the floors of all bathrooms and ensuites.

White Oak Timber veneer doors with chrome door furniture.

White emulsion finish to plaster boarded walls and ceilings. Skirtings and architrave square section MDF painted white.

Floor to ceiling wardrobe with doors and internal hanging rails to master bedroom only.

HEATING, INSULATION AND ENVIRONMENTAL

An energy efficient combination boiler providing gas central heating and hot water is installed with thermostatic radiators to all main rooms.

White uPVC double glazed windows to all rooms.

ELECTRICAL

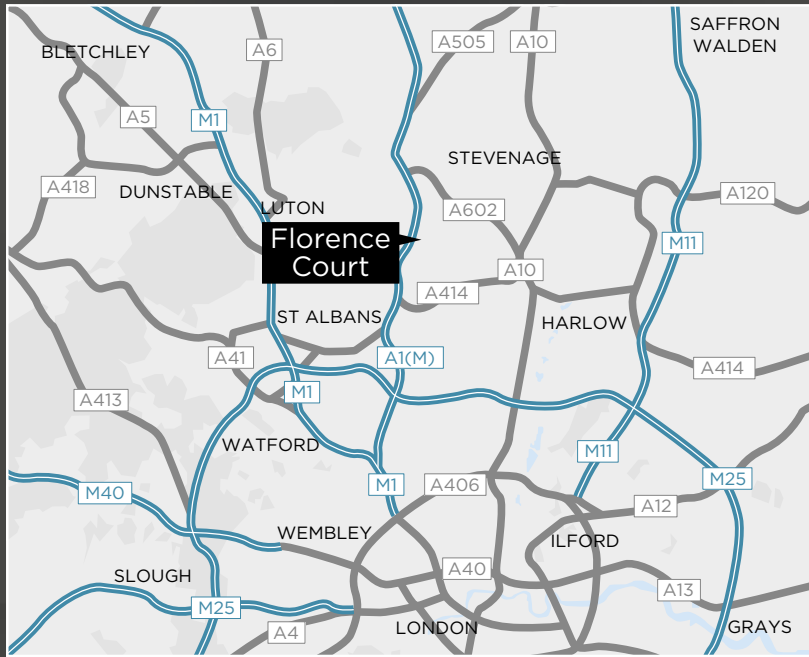
LED down lighters throughout with dimmer switches to living area and master bedroom. Video entry system is provided to all plots. All properties benefit from BT and TV points in the living area and master bedroom and are pre-wired for Sky Q, subject to subscription. Apartments have the benefit of a communal satellite dish.

EXTERNALLY

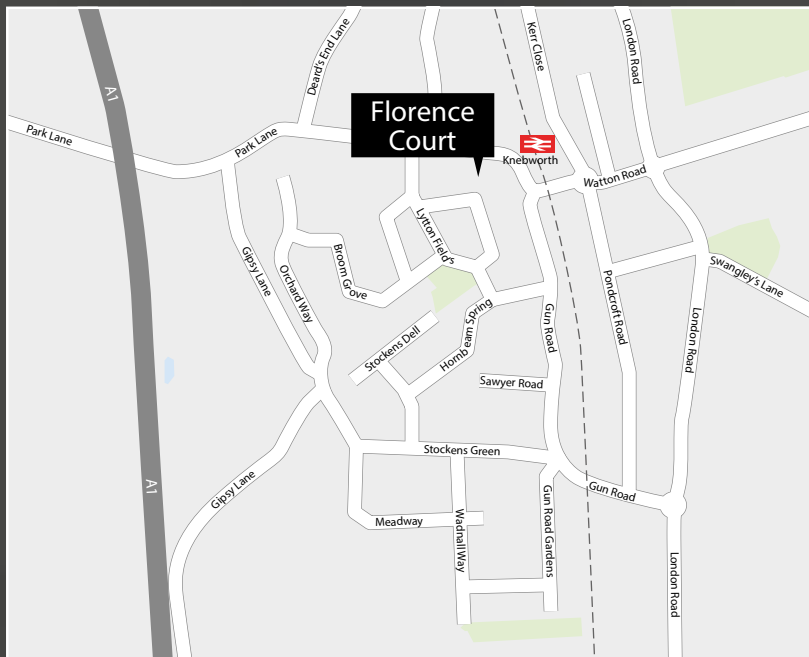
Car parking space to all properties.

Communal electric car charging points.





Area Map



Local Map



**CONSUMER
CODE FOR
HOME BUILDERS**

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Computer generated imagery is included for guidance only. The properties may vary in terms of elevational design and details. Kitchens and bathroom layouts may vary from those shown as we operate on a process of continuous product development, therefore prospective purchasers should check the latest plans and specification with our Sales Office. Maps are not drawn to scale. Travel times quoted are approximate only. Photography used is of the local area or indicative lifestyle images. Designed and produced by ThinkBDW October 2020.