



**Oliver
Minton**
Sales & Lettings

**25 Millers Lane,
Stanstead Abbots**

SG12 8AF

£1,100 Per Month



VIEWINGS TO COMMENCE 12TH MAY, Please e-mail enquiries

RIVERSIDE SETTING Spacious one bedroom first floor apartment located in a quiet location, yet conveniently placed just off the High Street, within easy walking distance of amenities and St Margaret's train station. With shared gardens adjacent to the Stanstead Millstream, the accommodation comprises; Entrance Hall with security phone entry, living room overlooking the river, brand new modern kitchen with white goods, double bedroom and brand new bathroom with double size walk-in shower. Other benefits include: Upvc double glazing and an allocated parking space.

Stanstead Abbots High Street provides a range of shops and facilities including pubs, restaurants, Co-Op store/Post Office, pharmacy and dental surgery.

St Margaret's main-line station provides regular service in to London Liverpool Street in approximately 45 minutes.



Accommodation

Communal entrance hall with stairs to first floor where Flat 25 can be found on the right hand side.

Hall

With large storage cupboard and airing cupboard with further space for storage.

Living Room 4.32m x 2.88m (14'2" x 9'5")

Sliding doors to Juliette balcony overlooking the Millstream. New flooring.

Kitchen 2.89m x 1.86m (9'5" x 6'1")

Newly installed. Window to rear overlooking the communal gardens.

Double Bedroom 3.72m x 2.60m (12'2" x 8'6")

Window to front aspect. New flooring.

Shower Room 1.93m x 1.55m (6'3" x 5'1")

Newly installed modern white suite. Double size walk-in shower with glazed screen Vanity wash hand basin Low level w.c.

Outside

Well maintained communal gardens to the rear, laid to lawn and adjacent to the Mill Stream.

Car parking area to the front with an allocated parking space.

Agents Note

SERVICES

ELECTRIC STORAGE HEATING, MAINS WATER, MAINS ELECTRICITY AND MAINS DRAINAGE BROADBAND AND MOBILE PHONE SERVICE AVAILABILITY CAN BE CHECKED AT <https://checker.ofcom.org>

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Oliver Minton Letting Agency)

Holding Deposit: 1 week's rent

Deposit: equal to 5 weeks' rent

During the tenancy (payable to the Agent)

For English properties:

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

OLIVER MINTON LETTINGS ARE REGULATED BY THE PROPERTY OMBUDSMAN

Tenure:

Council Tax Band: C

Viewing Arrangements:

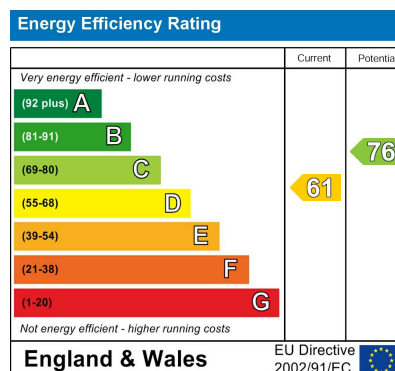
Strictly by appointment

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View all our properties at www.oliverminton.com



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.