



£140,000

Lee Close, Ware

Lee Close, Ware, SG12 8JN

****CASH BUYERS ONLY****

Keith Ian are pleased to bring to market this CHAIN FREE, first floor, one bedroom apartment on Lawrence Avenue, Stanstead Abbots. Just 0.2 miles to St Margarets train station and the High Street where there are locally amenities including shops, restaurants/pubs, a park and even a primary school. The property benefits from spacious living accommodation an allocated parking space, standing balcony and being just a stones throw away from the River Lea.

Stanstead Abbots, a quaint village nestled in Hertfordshire's countryside, offers a serene retreat just a stone's throw from London. Surrounded by picturesque landscapes and the tranquil River Lee, it provides a peaceful escape from city life while remaining conveniently accessible. The village boasts a charming mix of historic buildings, cosy pubs, and local amenities, fostering a tight-knit community spirit. With its idyllic setting and proximity to nature reserves and walking trails, Stanstead Abbots is a haven for outdoor enthusiasts. Yet, it's not isolated; excellent rail links from St Margarets station connect residents to London Liverpool Street in under 40 minutes. Whether you seek a peaceful retreat or a convenient commuter base, Stanstead Abbots offers the best of both worlds.

Accommodation Comprises:

Hall

Lounge/Diner

15'11 x 9'5 (4.85m x 2.87m)

Kitchen

8'8 x 5'9 (2.64m x 1.75m)

Bedroom

11'11 x 9'4 (3.63m x 2.84m)

Bathroom

Allocated Parking

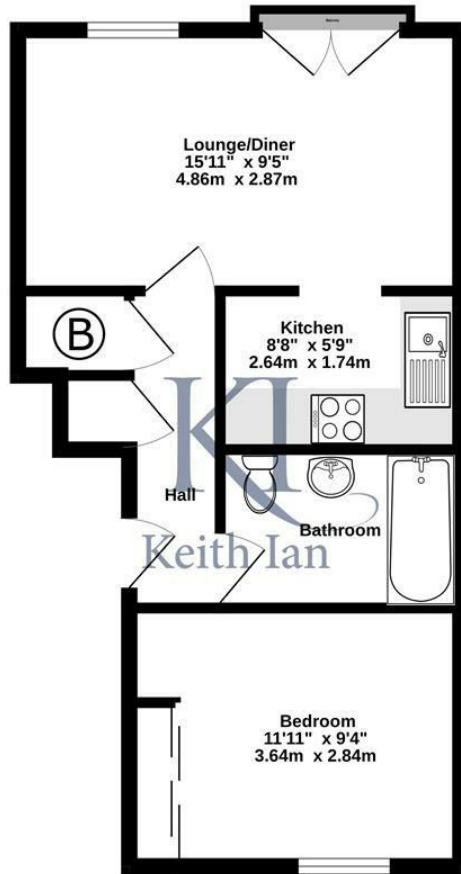
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First Floor
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 417 sq.ft. (38.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
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