



Elliot Heath
ESTATE AGENTS

11 Standon Mill Kents Lane, Standon

Guide Price **£325,000**

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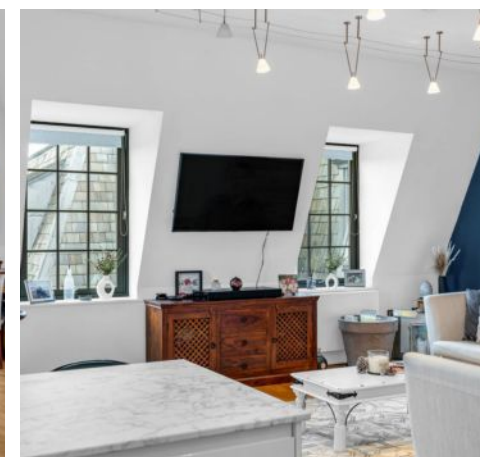
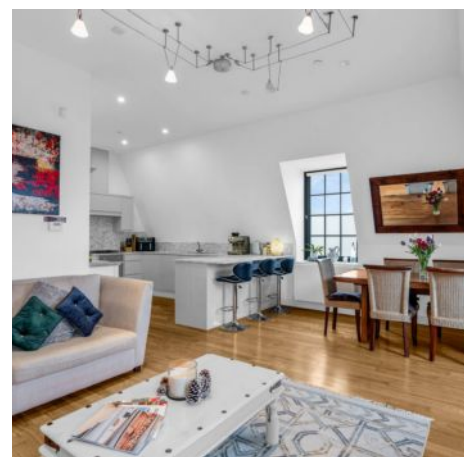
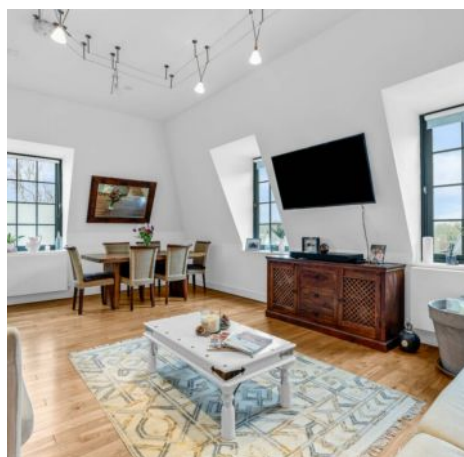
Standon, Ware

Stunning top floor 1-bed apartment in Victorian conversion, high ceilings, feature windows, wood flooring. quality finishes, parking, 150+ year lease, and river views. Close to Standon High Street. Council Tax band: D

Tenure: Leasehold

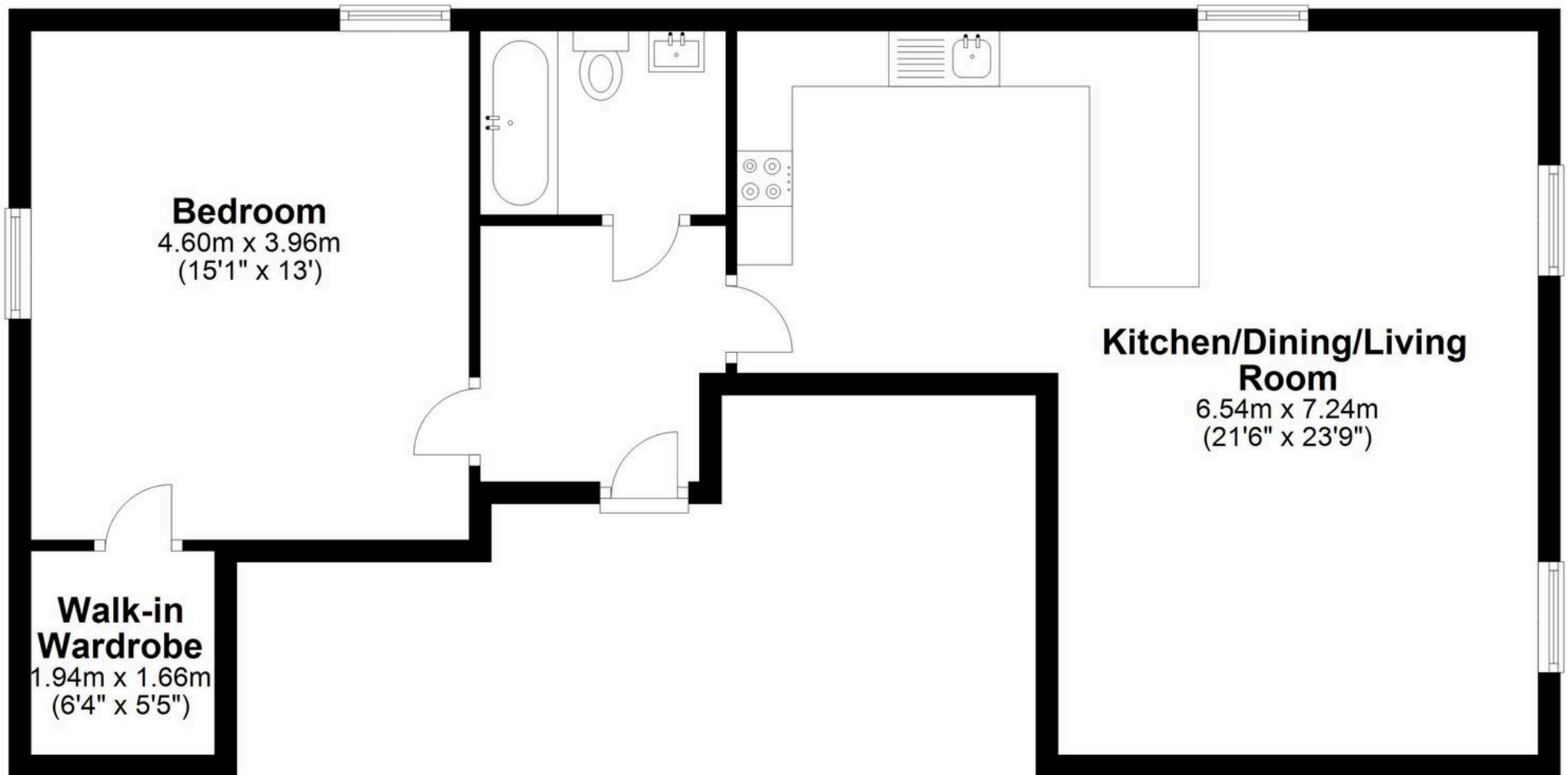
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Third Floor

Approx. 68.5 sq. metres (736.9 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Accommodation

Communal entrance accessed via a secure entry system door with stair and lift access to the 3rd floor.

Entrance Hall

With solid wood flooring, entryphone system, radiator, doors to:

Open Plan Kitchen/Dining/Living Room

21' 5" x 23' 9" (6.54m x 7.24m)

Kitchen

Fitted with a range of wall and base storage units with worksurfaces over incorporating a sink and drainer unit, fully integrated, solid wood flooring, open to:

Dining/Living Room

Three large windows to the rear and side aspects offering good natural light, solid wood flooring, two radiators.

Bedroom

15' 1" x 13' 0" (4.60m x 3.96m)

Two large windows to front and side aspects, radiator, fitted wardrobe cupboards, door to:

Walk In Wardrobe

6' 4" x 5' 5" (1.94m x 1.66m)

Useful walk in wardrobe/storage space.

Bathroom

With skylight window. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, wall hung wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.





COMMUNAL GARDEN

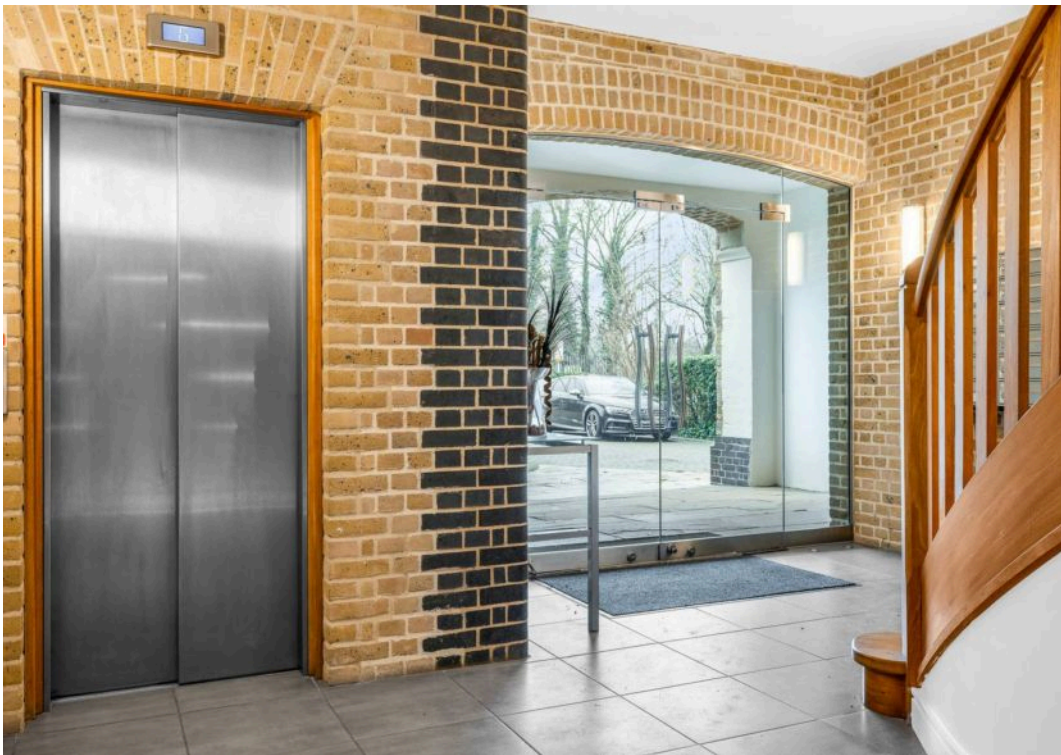
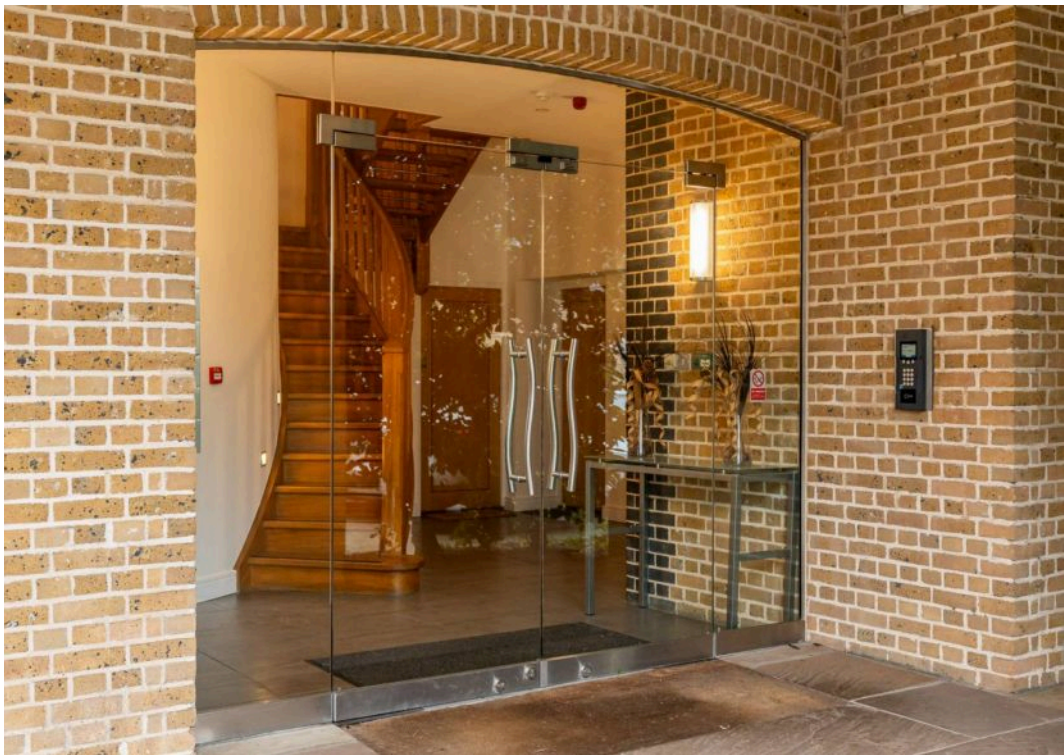
Attractive landscaped communal gardens which look over the River Rib.

CAR PORT

1 Parking Space

Undercover allocated parking space together with visitors parking.







Elliot Heath Estate Agents

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