



Elliot Heath
ESTATE AGENTS

6 Lee Close, Stanstead Abbotts

Guide Price **£290,000**

6 Lee Close

Stanstead Abbots, Ware

Top floor 2-bed apartment with share of freehold.
Modern kitchen, 'Juliet' balcony, loft space, garage,
visitors parking. Short walk to amenities, station, river
walks. Extended lease over 900 years.
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Second Floor
Area: 53.6 m² ... 577 ft²

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

Entrance Hall

With secure entry phone system, loft access to boarded storage with light connected, wall mounted storage heater, two built in storage cupboards. Doors to:

Living/Dining Room

18' 1" x 9' 8" (5.51m x 2.95m)

With UPVC double glazed doors to rear aspect onto Juliet balcony, wall mounted storage heater and door to:

Kitchen

With UPVC double glazed window to rear aspect. Fitted with a range of wall and base storage units with laminated rolled edge work surface over in granite effect, inset one and a half bowl stainless steel sink and drainer unit with chrome mixer tap, tiled splash back areas, space for electric cooker with built in extractor hood over, space for tall fridge/freezer and space and plumbing for washing machine.

Bedroom One

13' 0" x 8' 8" (3.96m x 2.65m)

With UPVC double glazed window to front aspect, fitted wardrobes and storage with window seat and dressing table, wall mounted panel heater.

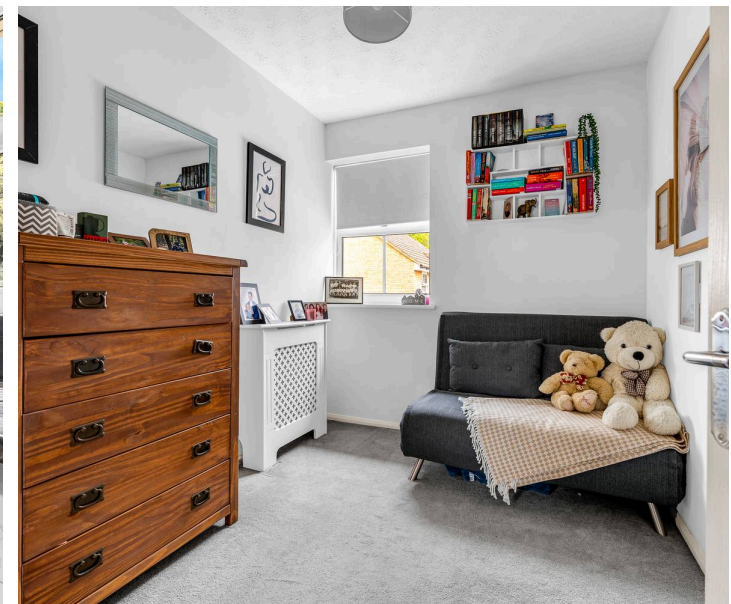
Bedroom Two

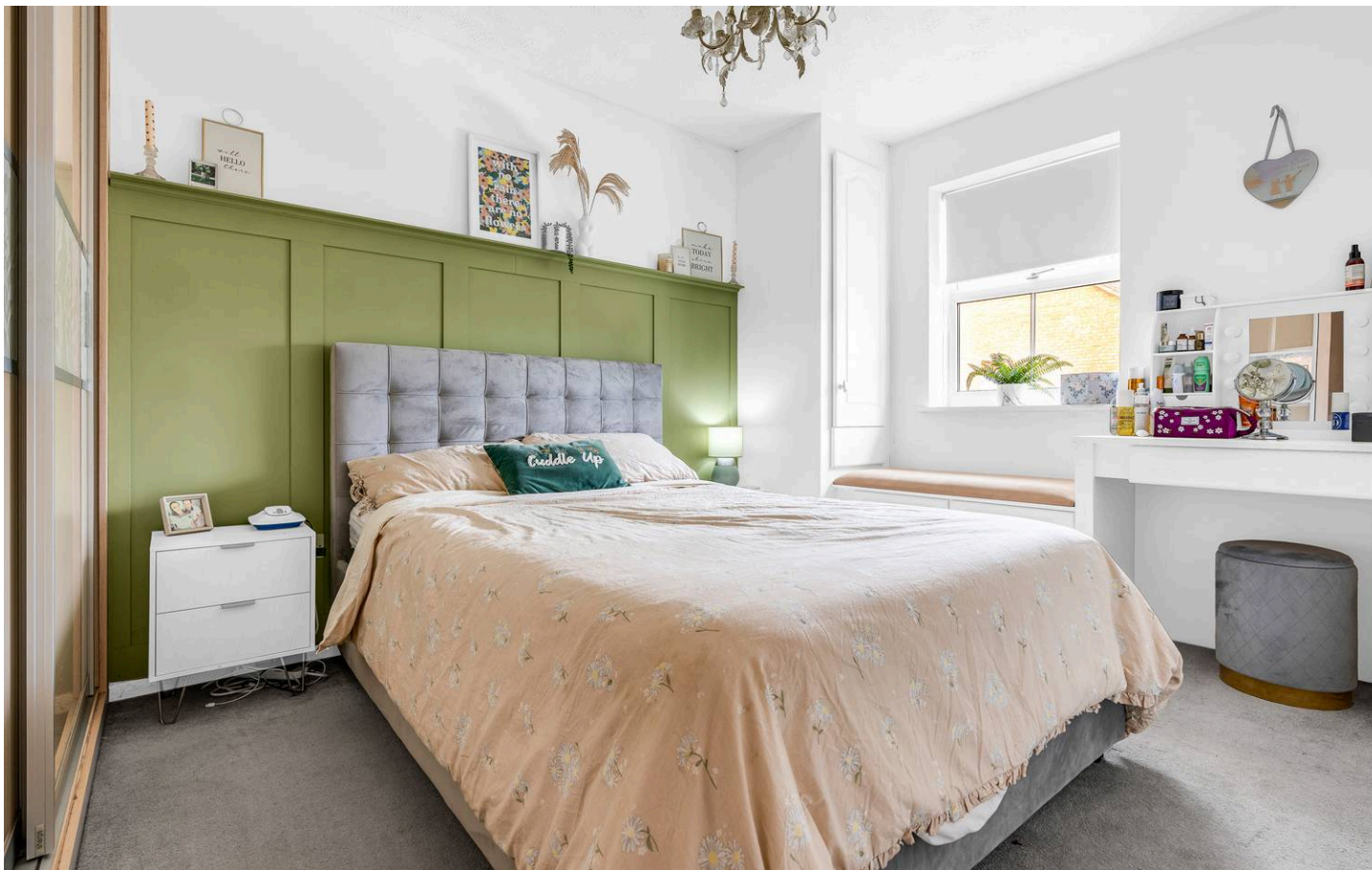
9' 5" x 7' 1" (2.87m x 2.17m)

With UPVC double glazed window to front aspect and wall mounted storage heater.

Bathroom

Fitted with a suite comprising panel enclosed bath with chrome mixer and shower attachment over with glass shower screen, tiled splash back areas, vanity unit with inset wash hand basin, concealed cistern w.c, extractor fan, wood effect flooring, radiator.





COMMUNAL GARDEN

Attractive communal grounds.

GARAGE

Single Garage

Single garage with up and over door and visitors parking





Elliot Heath Estate Agents

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