



The Granary, Stanstead Abbotts Ware SG12 8XH

welcome to

The Granary, Stanstead Abbotts Ware

WILLIAM H BROWN are delighted to offer for sale this well presented ONE BEDROOM GROUND FLOOR APARTMENT situated within this modern development, within walking distance of the popular village of Stanstead Abbotts with St Margaret's mainline station serving Liverpool Street & Cambridge.



Accommodation Comprises

Main communal door via intercom system leading to:

Entrance Hall The Apartment

Main front door leading to:

Entrance Hall

Laminate flooring, coving to ceiling, door to:

Bedroom 1

12' 9" max x 10' 6" max (3.89m max x 3.20m max)

With double glazed window, built in wardrobes, panel heater, power points.

Bathroom

Comprising a panelled bath with electric wall mounted shower unit and screen, sink unit with vanity below, low level flush WC, partly tiled walls.

Lounge / Dining Room

19' 3" max x 8' 10" max (5.87m max x 2.69m max)

With double glazed window and feature box window with seating area, laminate flooring, power points, tv point, panel heater. Through to:

Kitchen

9' 6" x 7' 7" (2.90m x 2.31m)

With a range of modern wall cupboards, ample work tops with cupboards and drawers below, hob, oven and extractor fan, stainless steel sink unit, space for fridge freezer and washing machine, double glazed window, partly tiled walls, airing cupboard.

Exterior

Communal gardens laid to lawn, ALLOCATED PARKING SPACE.



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- ** NO CHAIN **
- One Bedroom Ground Floor Apartment
- Allocated Parking Space
- Well Presented Throughout
- Village Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD110956 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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