



Lee Close, Stanstead Abbotts Ware SG12 8JN

welcome to

Lee Close, Stanstead Abbotts Ware

WILLIAM H BROWN are delighted to offer for sale this spacious TWO BEDROOM FIRST FLOOR APARTMENT within a block of only 6, benefitting from a PRIVATE GARAGE, situated within walking distance of St Margaret's mainline station and village shops. Being offered CHAIN FREE.



Accommodation Comprises

Main front door via intercom system to carpeted communal entrance hallways.

The Apartment

Main front door leading to:

Entrance Hall

Airing cupboard, door to:

Lounge / Diner

18' 5" x 9' 7" (5.61m x 2.92m)

Doors to Juliet balcony, power points, tv point, panel heater.

Kitchen

10' 2" x 7' (3.10m x 2.13m)

With a range of modern wall cupboards, ample work tops with cupboards and drawers under, stainless steel sink unit, hob, oven and extractor fan, space for cooker, plumbing for washing machine, window, partly tiled walls.

Bedroom 1

13' max x 9' 7" (3.96m max x 2.92m)

Window, panel heater, power points, built in wardrobes.

Bedroom 2

9' 5" x 7' 1" (2.87m x 2.16m)

Window, panel heater, power points.

Bathroom

A panelled bath with screen and shower attachment, sink unit, low flush WC, extractor fan.

Exterior

Communal gardens laid to lawn, communal parking area, private garage.

Agents Note

Current lease is 64 years. The sellers is currently in the process of extending the lease to approximately 163 years upon completion.



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Lee Close, Stanstead Abbotts Ware

- Two Bedroom First Floor Apartment
- Approx. 163 Year Lease on Completion
- Spacious Lounge/Diner
- Well Appointed Kitchen
- Fully Tiled Bathroom
- Good Condition Throughout
- Garage & Allocated Parking
- Chain Free

Tenure: Leasehold EPC Rating: C Council Tax Band: C Service Charge: 1000.00 Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112601 - 0006

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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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