



Sanville Gardens, Stanstead Abbots Ware SG12 8GA

welcome to

Sanville Gardens, Stanstead Abbots Ware

William H Brown are delighted to market this superbly presented two bedroom first floor apartment offering spacious accommodation throughout and situated in this modern sought after development within walking distance of Stanstead Abbots village and St Margaret's railway station serving London Liverpool Street. The apartment benefits from having security entry phone system, spacious open plan sitting room/diner/fitted kitchen, two bedrooms and a modern bathroom. Externally the property further benefits from communal areas and allocated parking for one vehicle. Internal viewing is highly recommended





Entrance Hall

Sitting/Dining Room

19' 8" max x 13' max (5.99m max x 3.96m max)

Fitted Kitchen

9' 10" max x 7' 5" max (3.00m max x 2.26m max)

Bedroom 1

11' 7" into door recess and wardrobe x 10' 4" max (3.53m into door recess and wardrobe x 3.15m max)

Bedroom 2

11' 7" into wardrobe max x 7' 3" max (3.53m into wardrobe max x 2.21m max)

Modern Bathroom

6' 6" max x 6' 7" max (1.98m max x 2.01m max)

Exterior

Total floor area 59.8 m² (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Sanville Gardens, Stanstead Abbots Ware

- Superbly presented first floor apartment
- Walking distance to village shops and railway station
- Security entry phone system
- 19 ft sitting room/dining room
- Fully fitted kitchen and modern bathroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£285,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107219



Property Ref:
WRE107219 - 0002

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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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