



Sanville Gardens, Stanstead Abbots Ware SG12 8GA

welcome to

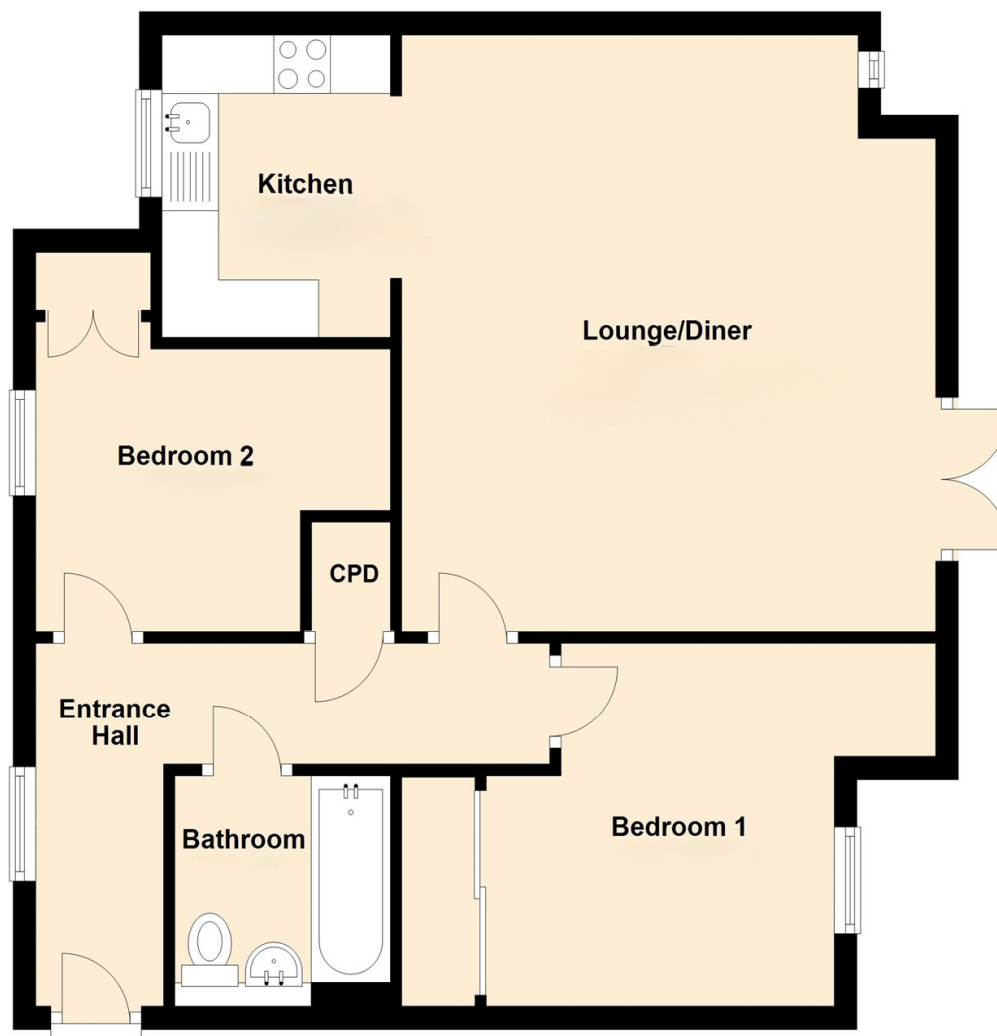
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William H Brown are delighted to market this superbly presented two bedroom first floor apartment offering spacious accommodation throughout and situated in this modern sought after development within walking distance of Stanstead Abbots village and 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.



First Floor

Approx. 662.5 sq. feet



Total area: approx. 662.5 sq. feet

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- WALKING DISTANCE TO VILLAGE AND MAINLINE STATION
- ALLOCATED PARKING
- SECURE ENTRY SYSTEM
- FULLY FITTED KITCHEN
- COMMUNAL AREAS

Tenure: Leasehold EPC Rating: C

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.

guide price

£285,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107470



Property Ref:
WRE107470 - 0003

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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