



**Horseshoe Court Thele Avenue, Stanstead Abbotts Ware SG12  
8JA**



**welcome to**

## **Horseshoe Court Thele Avenue, Stanstead Abbotts Ware**

SHARE OF FREEHOLD...A superbly presented ground floor maisonette with a private front entrance door ideal for a first time buyer or investor. The maisonette is situated within walking distance of Stanstead Abbotts High Street which offers a wide range of restaurants, public houses, recreational amenities and a mainline railway station serving London Liverpool Street. The maisonette further benefits from having a sitting/dining room, re-fitted kitchen, modern bathroom, double glazed windows, gas central heating via radiators and allocated parking. An internal viewing is a must.





**Private Front Entrance Door**

**Entrance Hall**

**Lounge/Dining Room**

15' x 9' 9" ( 4.57m x 2.97m )

**Re-Fitted Kitchen**

11' 1" x 5' ( 3.38m x 1.52m )

**Modern Bathroom**

**Utility Cupboard**

**Double Bedroom**

11' 7" To front of wardrobes x 8' 1" ( 3.53m To front of wardrobes x 2.46m )

**Modern Bathroom**

**Communal Area's**

**Allocated Parking**

**Agents Note**

**Total floor area 46.6 m<sup>2</sup> (501 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](http://www.focalagent.com)

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## **Horseshoe Court Thele Avenue, Stanstead Abbotts Ware**

- SHARE OF FREEHOLD
- GROUND FLOOR
- MAISONETTE
- SPACIOUS LOUNGE/DINING ROOM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107478](http://williamhbrown.co.uk/Property/WRE107478)



Property Ref:  
WRE107478 - 0012

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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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