



Sanville Gardens, Stanstead Abbotts Ware SG12 8GA

welcome to

Sanville Gardens, Stanstead Abbots Ware

Situated on the ground floor a short walk from St Margaret's station, this two bedroom ground floor purpose built flat exudes modern open plan living, convenience and comfort. Flooded with natural light due to the large windows and Juliet balcony the open plan living area offers a modern kitchen made up of eye and base level units housing integrated appliances, Media wall and digital points in the living room. further offerings include two generously proportioned bedrooms with a stylish ensuite to master, and family bathroom. Externally the property offers both allocated and visitor parking.





Hallway

Bedroom

9' 11" x 9' 8" (3.02m x 2.95m)

Bedroom

13' 4" x 8' 11" extending to 11' 1" into wardrobe (4.06m x 2.72m extending to 3.38m into wardrobe)

Bathroom

Living Room/Kitchen

19' 2" into alcove x 10' 10" extending to 14' 8" (5.84m into alcove x 3.30m extending to 4.47m)

Ensuite

Total floor area 63.1 m² (679 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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- GROUND FLOOR
- TWO BEDROOM
- OPEN PLAN
- MEDIA/DIGITAL WALL POINTS
- EN SUITE TO MASTER BEDROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2019.00

Ground Rent: 892.40

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.

offers in the region of

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107650



Property Ref:
WRE107650 - 0002

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.

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