



HUNTERS

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Katemon Court, High Street | Asking Price £210,000
Call us today on 01920 872500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

*****CHAIN FREE***LONG LEASE***Welcome to this charming top floor flat located in the desirable Katemon Court on the High Street in Stanstead Abbots. Entrance hall leads to an open plan living space with seating area and Kitchen. Separate Bedroom and Shower room.**

Situated on High Street, this property benefits from a prime location with easy access to local shops, cafes, and St Margarets Station.

In summary, this flat in Katemon Court is a wonderful opportunity for anyone looking to embrace a convenient lifestyle in a charming setting.

ENTRANCE HALL
9'6" x 2'10"
Wood door into; Painted walls, laminate flooring. Access to;

BEDROOM
8'9" x 7'1"
Wood door into; laminate flooring, painted walls. Window to rear aspect. Built in wardrobes;

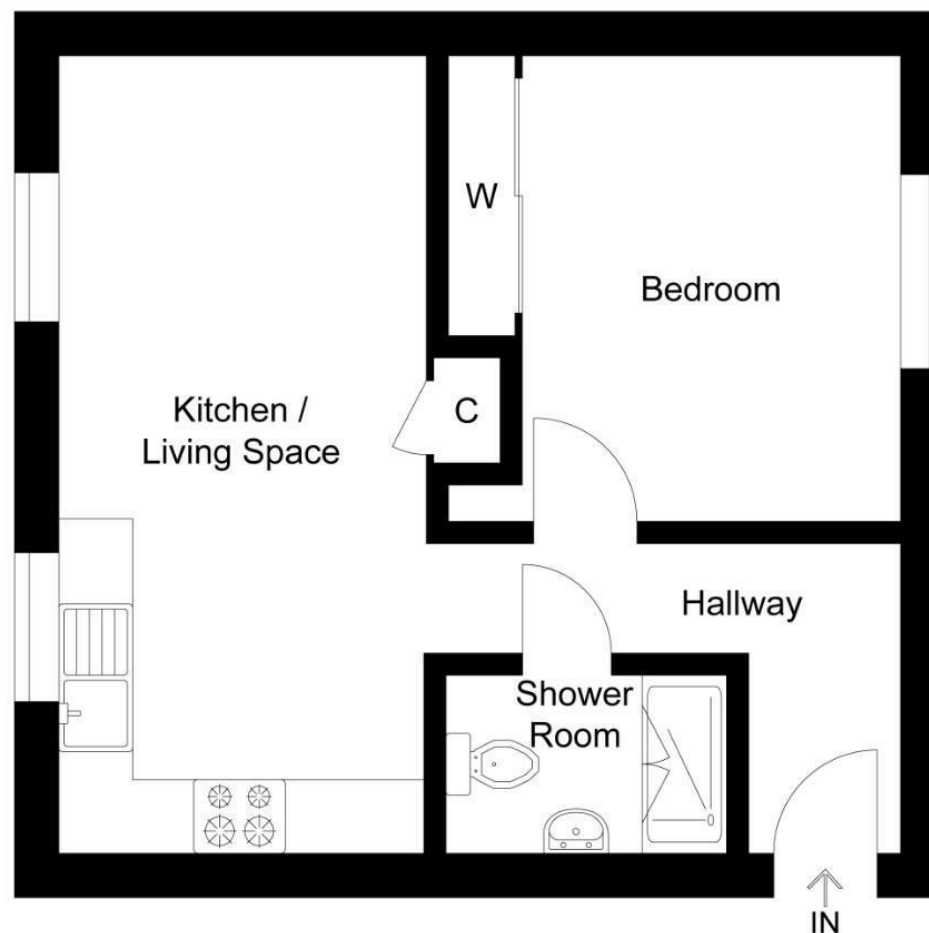
SHOWER ROOM
5'2" x 3'2"
Three piece suite comprising low level WC, wash basin and shower cubicle.

LIVING ROOM / KITCHEN
14'4" x 9'3"
Door into; Laminate flooring, painted walls. Two windows to front aspect. Cupboard housing water tank. L - Shaped kitchen area with range of matching wall and base units. Space for fridge/freezer. Space for washing machine. \Laminate work surface with sink and drainer.

OUTSIDE
Allocated parking space for one vehicle.

Agents Note
We are advised by the vendor of the following;

Lease Length 150 years
zero ground rental.
The average maintenance charge is £215 twice yearly



Upper Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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