



Willowdene Mill Lane, Watton At Stone, Hertford, SG14 3TT

Offers In The Region Of £140,000





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Set in the idyllic village of Watton at Stone is this ground floor studio apartment. Backing onto the river and in need of light modernisation, the property offers lounge / bedroom, kitchen and bathroom and allocated parking. There are patio doors leading you onto a small garden area allowing access to pleasant walks on the river and is also walking distance to the main line station to Liverpool Street. The property is also offered CHAIN FREE.



**Lounge**

16'6 max x 15 (5.03m max x 4.57m)

**Kitchen**

8'7 x 6'1 (2.62m x 1.85m)











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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.