



Elliot Heath
ESTATE AGENTS

42 Sanville Gardens, Stanstead Abbotts

Guide Price **£280,000**

42 Sanville Gardens

Stanstead Abbotts, Ware

Stylish 2 bed top-floor apartment in Stanstead Abbotts, featuring a bright open-plan living area with Juliet balcony, en suite to the principal bedroom, separate bathroom, parking, and a long lease.

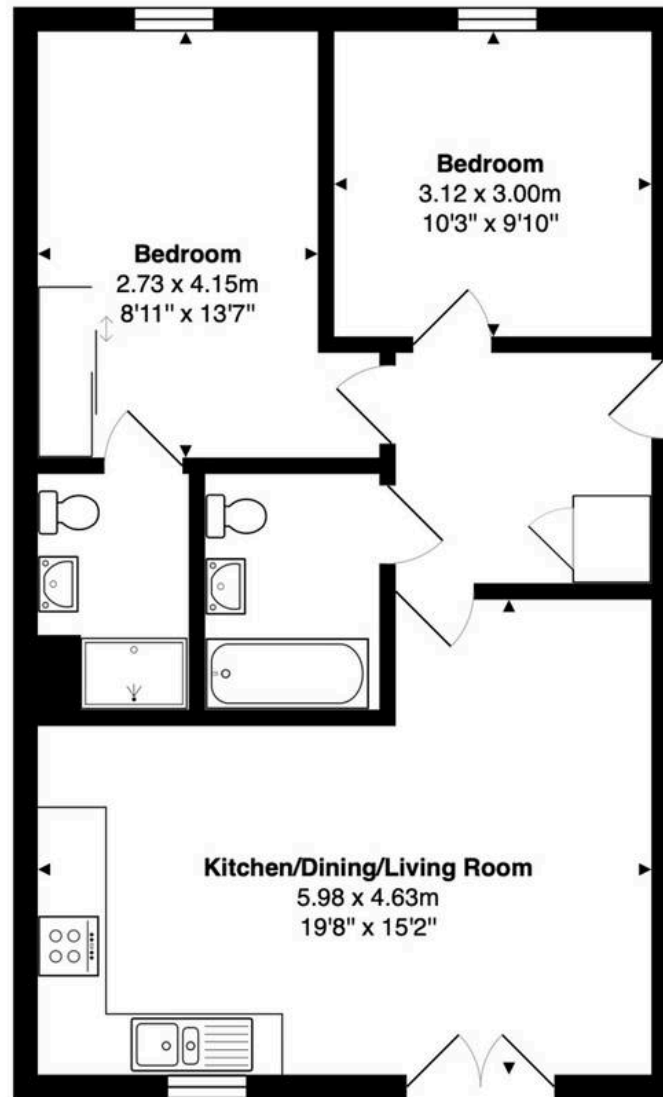
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Second Floor
Area: 60.8 m² ... 655 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Communal Entrance Hall

With secure entry phone system, stairs to all floors and private front entrance door to:

Entrance Hall

With secure entry phone system, wood flooring, electric wall heater, doors to:

Kitchen/Dining/Living Room

19' 7" x 15' 2" (5.98m x 4.63m)

Living/Dining Room

With double glazed double doors opening onto the Juliet balcony, wood flooring, electric wall heater, open to:

Kitchen

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for fridge/freezer, wood flooring.

Bedroom One

8' 11" x 13' 7" (2.73m x 4.15m)

With double glazed window, electric wall heater, fitted wardrobe cupboards with mirrored sliding doors, wood flooring, door to:

En Suite Shower Room

Fitted with a suite comprising shower cubicle, wall hung wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two

10' 3" x 9' 10" (3.12m x 3.00m)

With double glazed window, electric wall heater, wood flooring.

Bathroom

Fitted with a suite comprising panel enclosed bath, wall hung wash hand basin, concealed cistern wc, tiled splash back areas, wood effect flooring, heated towel rail.





BALCONY

Juliet balcony accessed via the kitchen/dining/living room.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk