

Elliot Heath
ESTATE AGENTS

5 Standon Mill Kents Lane, Standon

Guide Price **£375,000**

5 Standon Mill Kents Lane

Standon, Ware

Exceptional 2-bed apartment in an award-winning Victorian mill conversion, boasting stylish interiors, striking industrial-style windows, wood floors, allocated parking & a stunning riverside setting.
Council Tax band: D

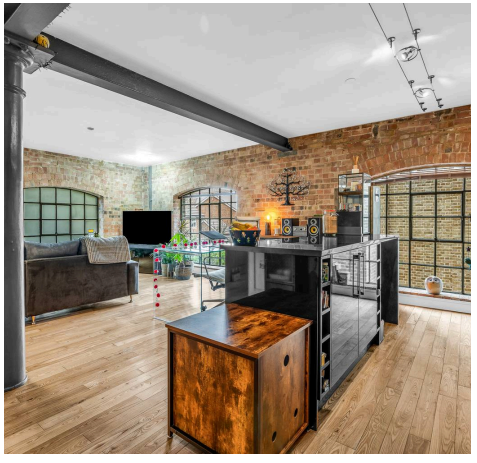
Tenure: Leasehold

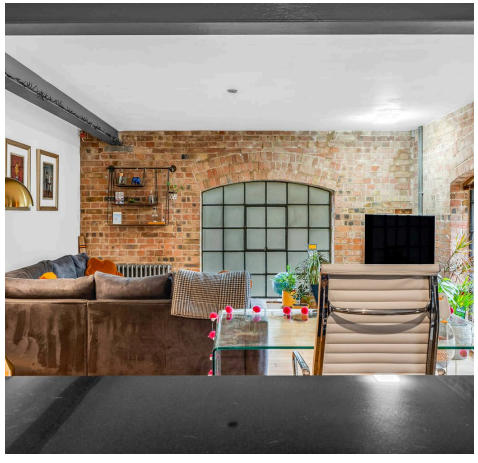
EPC Energy Efficiency Rating: C

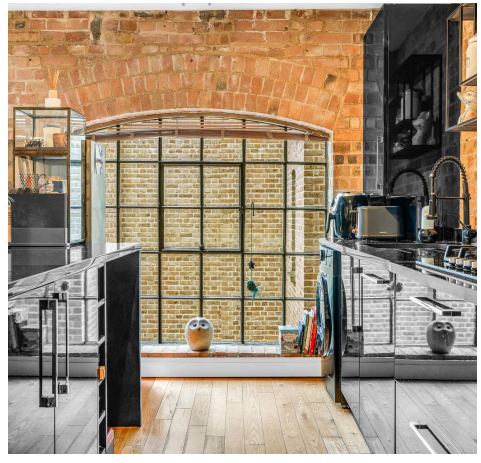
EPC Environmental Impact Rating: D

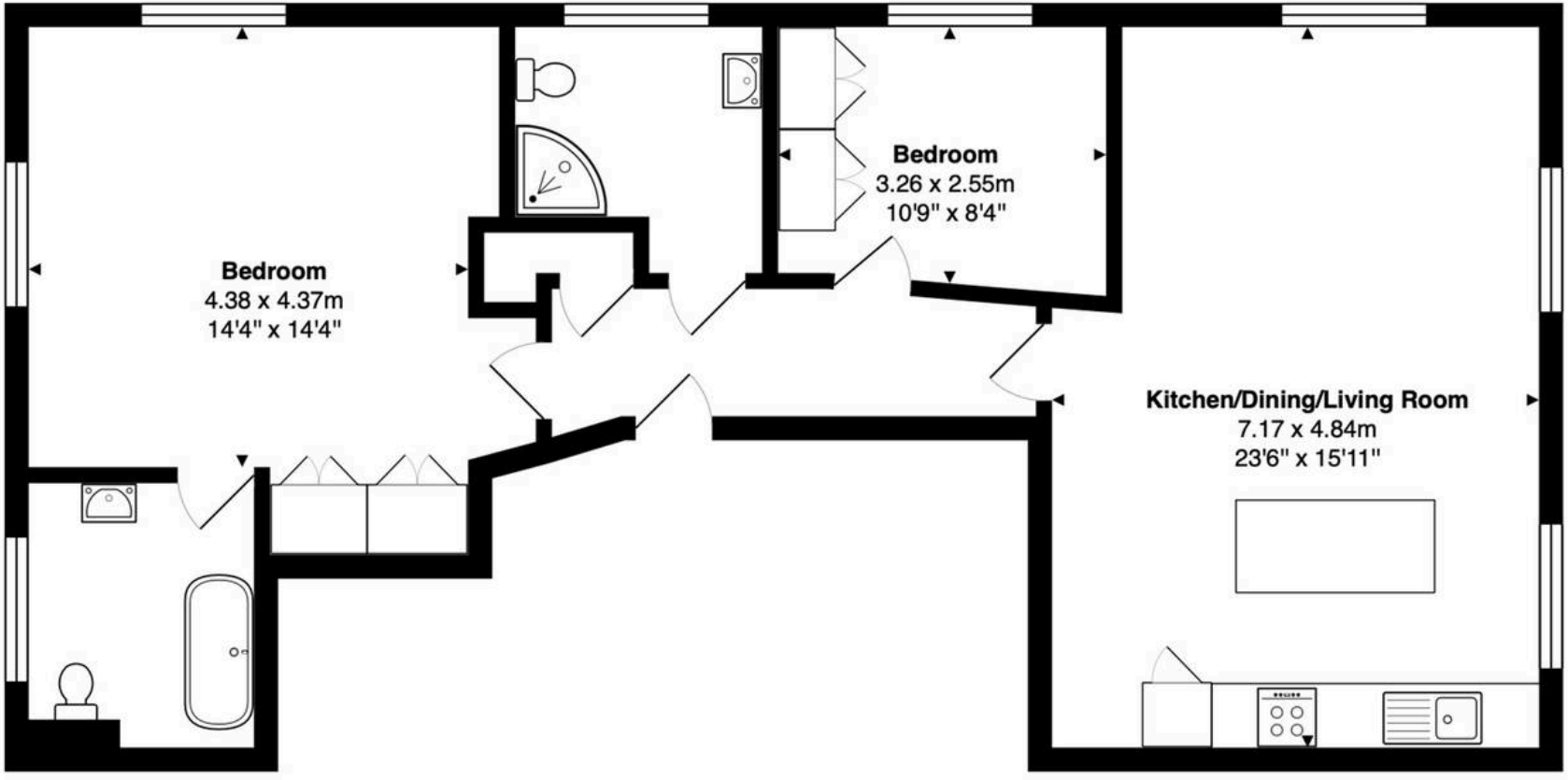
- Loft Style Apartment
- Large Open Plan Living
- Lift Access











First Floor

Total Area: 84.8 m² ... 913 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

Accommodation
Communal entrance accessed via a secure entry system door with stair and lift access to all floors and private entrance door to:

Entrance Hall
With solid wood flooring, entry phone system, radiator, built in storage cupboard, exposed steels, doors to:

Open Plan Kitchen/Dining/Living Room
23' 6" x 15' 11" (7.17m x 4.84m)

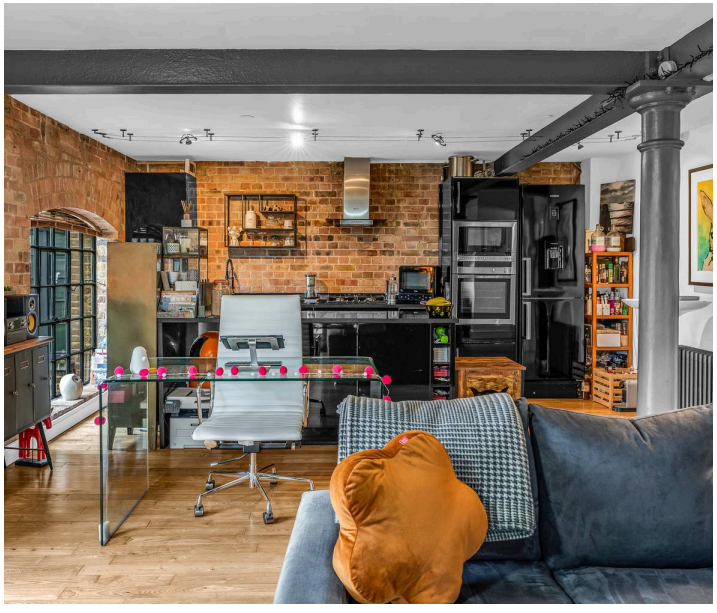
Kitchen
With industrial style Crittall windows. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, exposed brickwork, solid wood flooring, open to:

Living/Dining Room
With two industrial style Crittall windows offering good natural light one with obscure glass, solid wood flooring, exposed brickwork and steels, two radiators.

Bedroom One
14' 4" x 14' 4" (4.38m x 4.37m)
With two industrial style Crittall windows one with obscure glass and one with fitted shutters, exposed brickwork and steels, solid wood flooring, radiator, built in wardrobe cupboards, door to:

En Suite Bathroom
With industrial style Crittall windows with obscure glass. Fitted with a suite comprising freestanding roll top bath, concealed cistern wc, wall hung wash hand basin, tiled flooring, exposed brickwork, radiator.

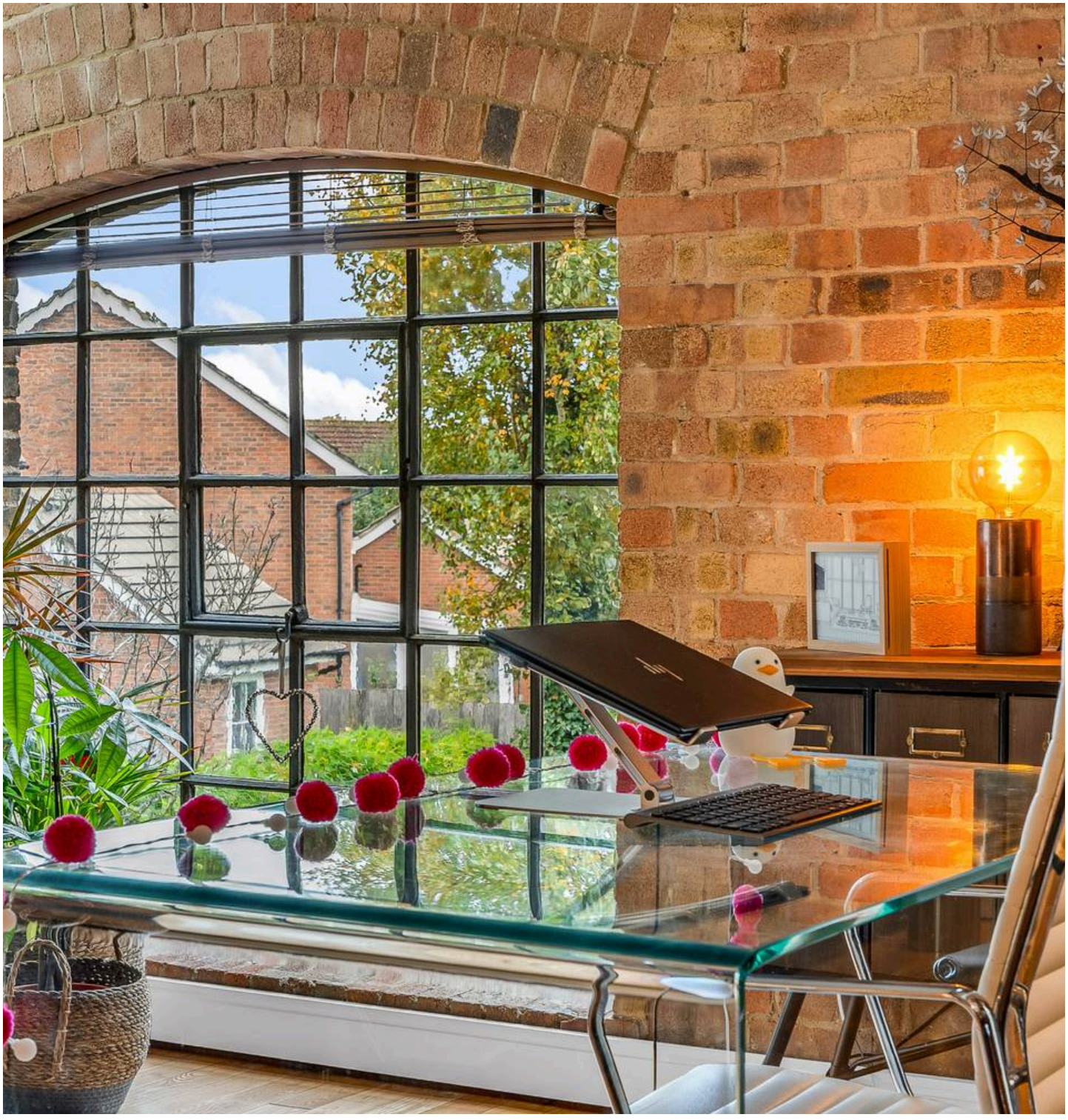


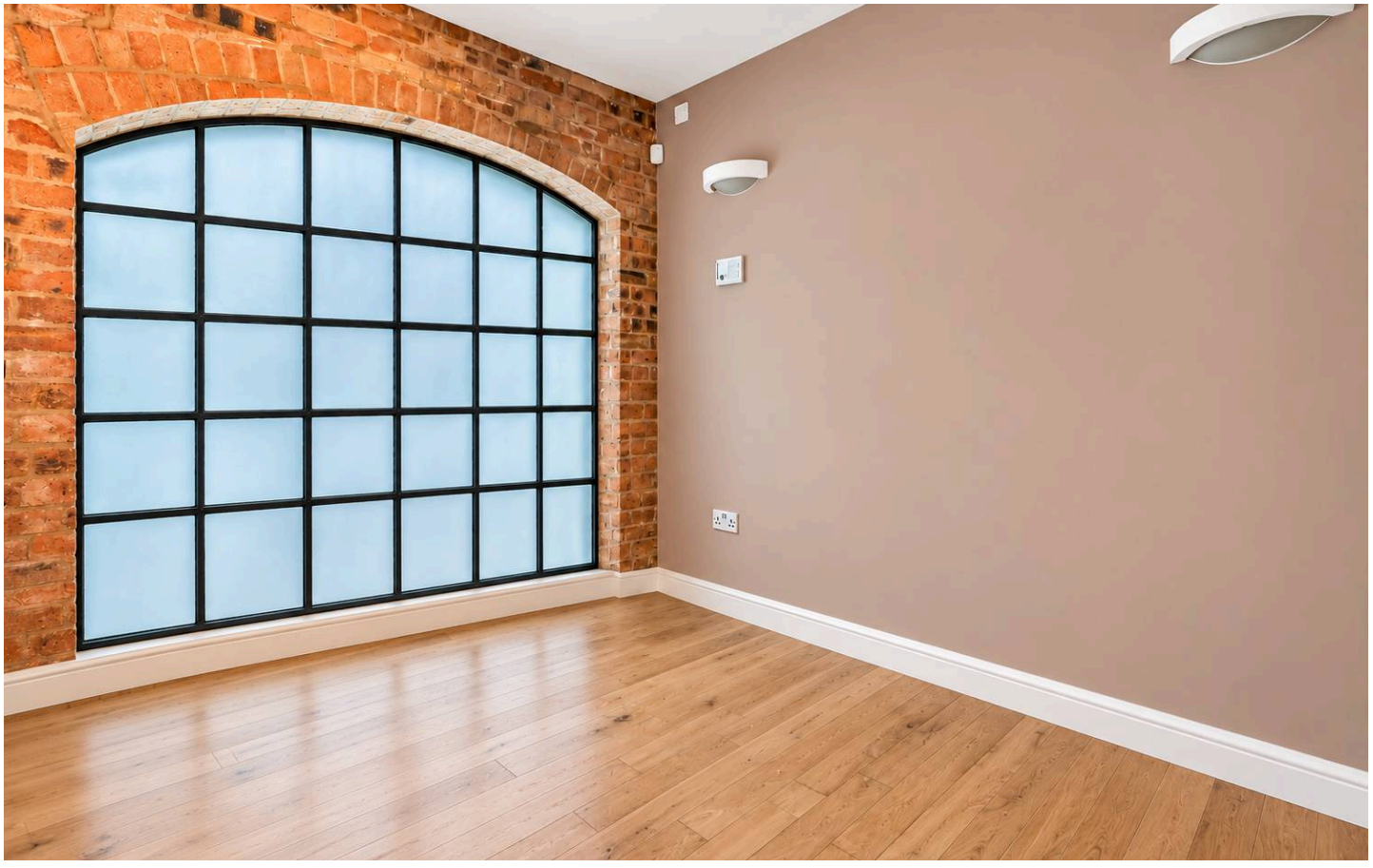


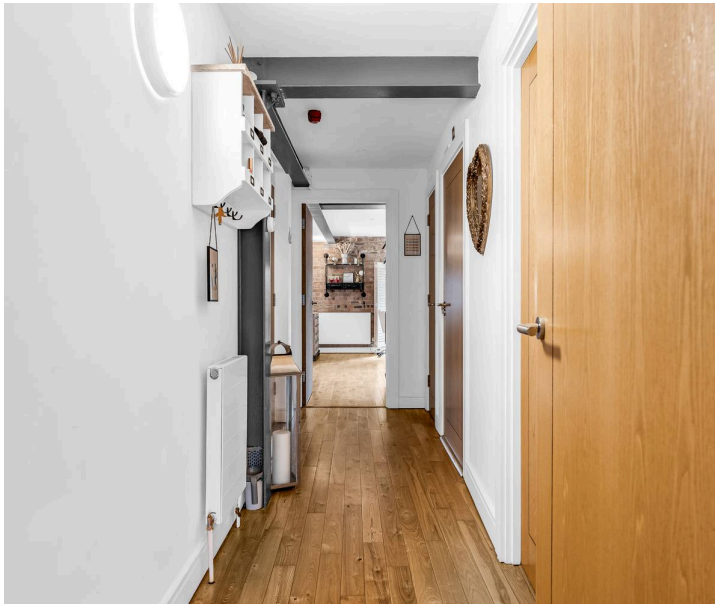


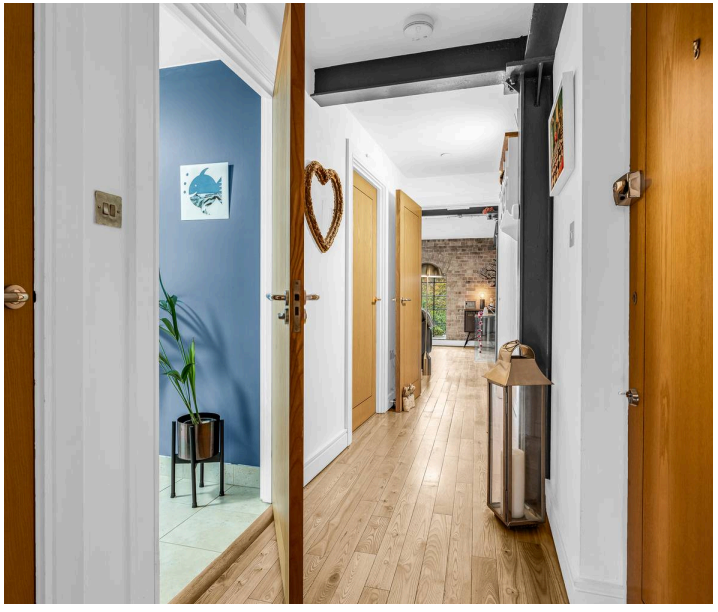
Bedroom Two
10' 8" x 8' 4" (3.26m x 2.55m)
With industrial style Crittall windows, radiator, solid wood flooring, exposed brickwork, fitted wardrobe cupboards.

Shower Room
With industrial style Crittall windows with obscure glass. Fitted with a suite comprising shower cubicle, wall hung wash hand basin, dual flush wc, tiled flooring, radiator.









COMMUNAL GARDEN

Attractive landscaped communal gardens which look over the River Rib.

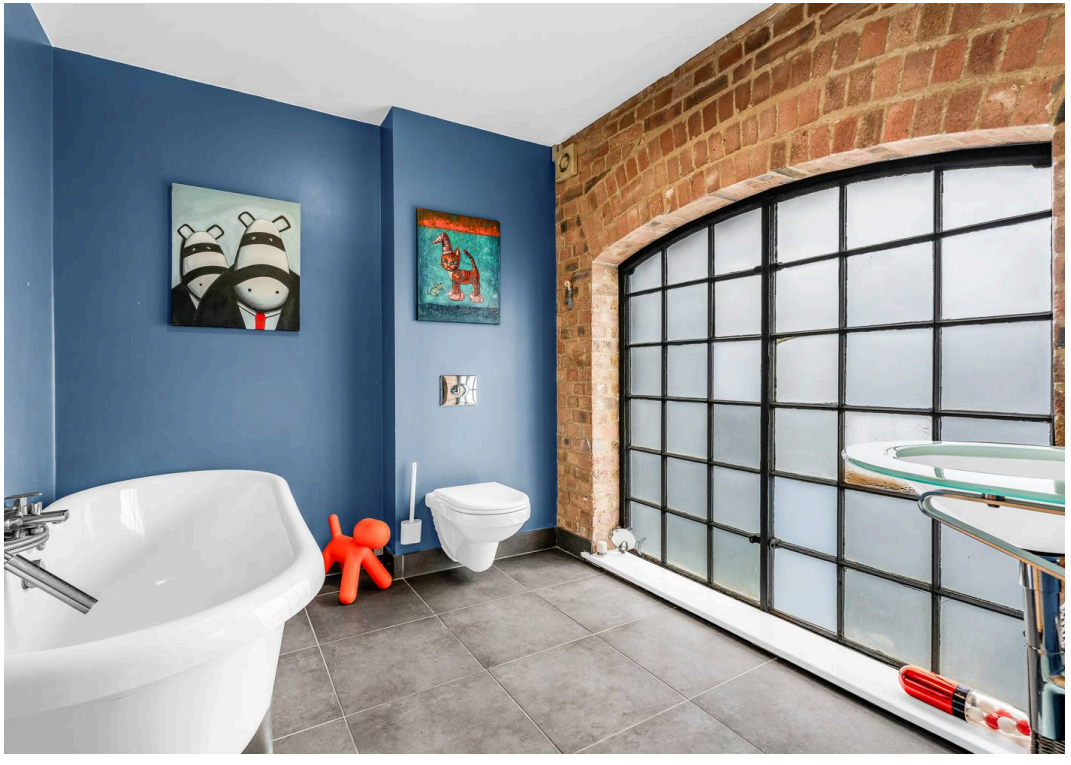
CAR PORT

1 Parking Space

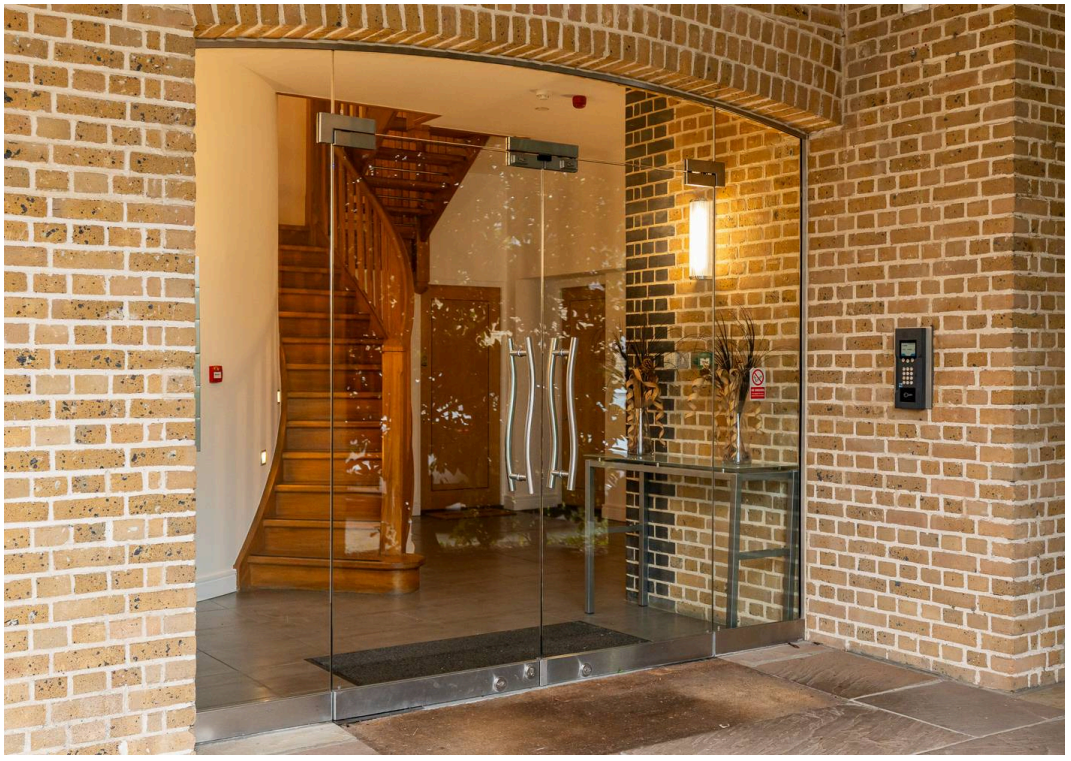
Undercover allocated parking space together with visitors parking.



















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