



Elliot Heath
ESTATE AGENTS

3 Springwell Court Hoddesdon Road, Stanstead Abbots

Guide Price £300,000

3 Springwell Court Hoddesdon Road

Stanstead Abbotts, Ware

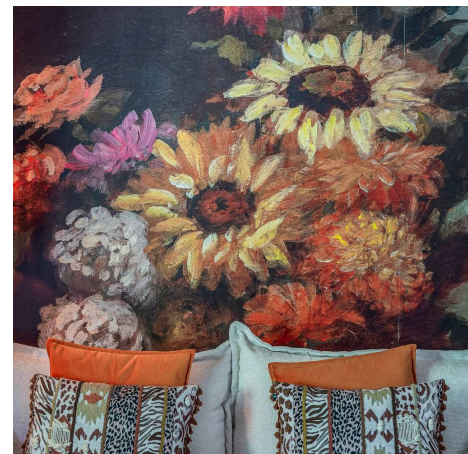
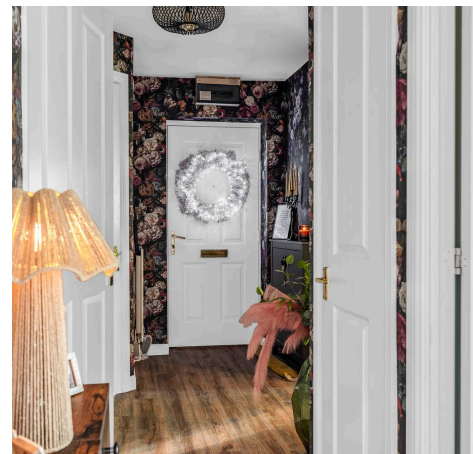
Spacious beautifully presented 2-bed first-floor apartment in sought-after Stanstead Abbotts, with integrated kitchen, parking, communal gardens & easy access to St Margaret's station & amenities.

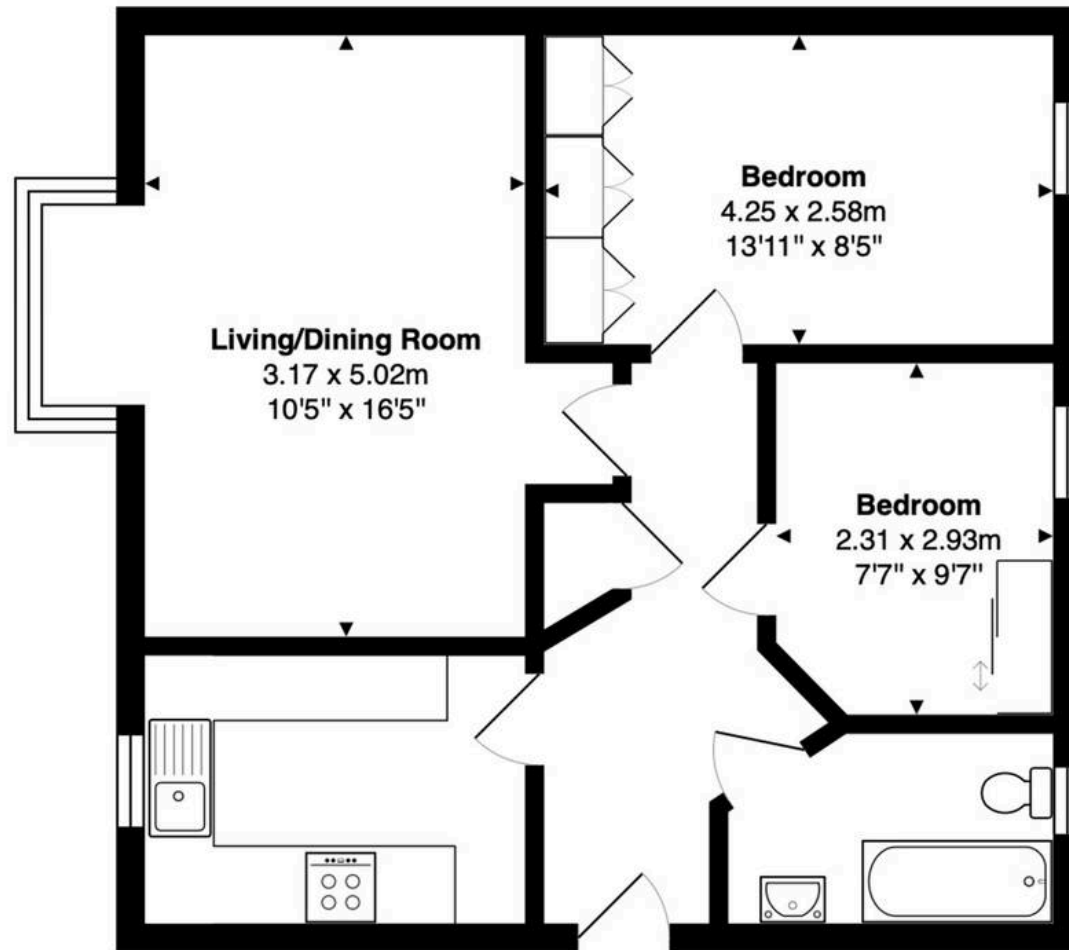
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





First Floor
Area: 57.5 m² ... 619 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

Secure entry phone system, stairs leading to first floor landing, private front entrance door to:

Entrance Hall

Built-in storage cupboard with shelving, wood effect flooring, radiator, doors to:

Living/Dining Room

10' 5" x 16' 6" (3.17m x 5.02m)

With double glazed box bay window, radiator, wood effect flooring.

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, splash back tongue and groove panelling, wood effect flooring, radiator.

Bedroom One

13' 11" x 8' 6" (4.25m x 2.58m)

With double glazed window, radiator, fitted wardrobe cupboards, wood effect flooring.

Bedroom Two

7' 7" x 9' 7" (2.31m x 2.93m)

With double glazed window, radiator, fitted wardrobe cupboards, panelling to half height, wood effect flooring.

Bathroom

Double glazed window with obscure glass. Fitted with a suite comprising free standing ball and claw bath with shower over and glass shower screen, low flush wc, wash hand basin with chrome stand, chrome heated towel rail, tiled walls, wood effect flooring.





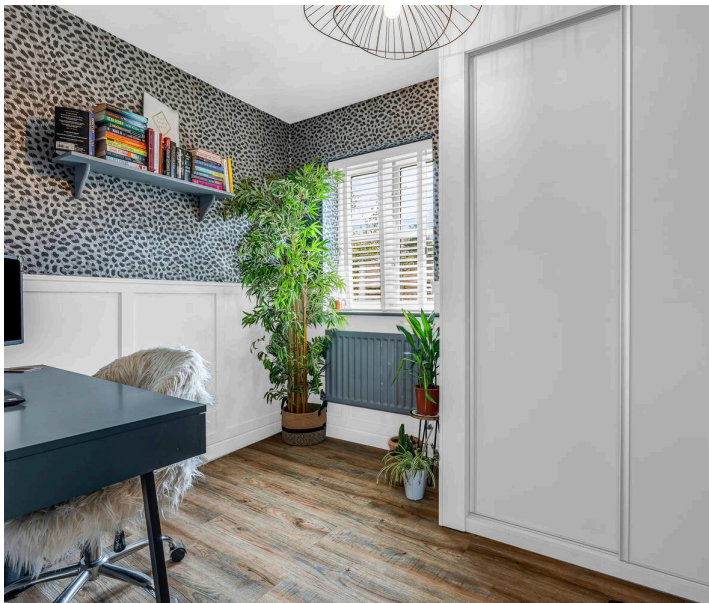
COMMUNAL GARDEN

Attractively landscaped and well maintained communal gardens with bicycle store.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces together with visitors parking.





Elliot Heath Estate Agents

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