



Elliot Heath
ESTATE AGENTS

91 Cappell Lane, Stanstead Abbotts

Guide Price £265,000

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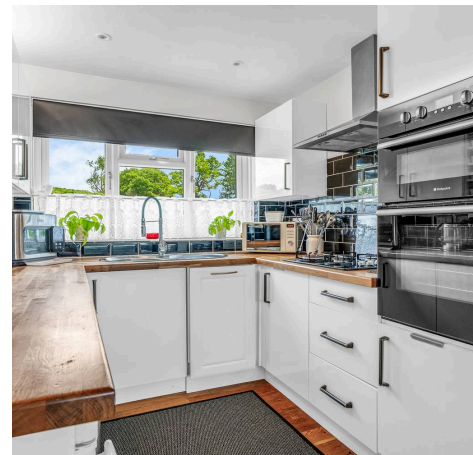
Stanstead Abbots, Ware

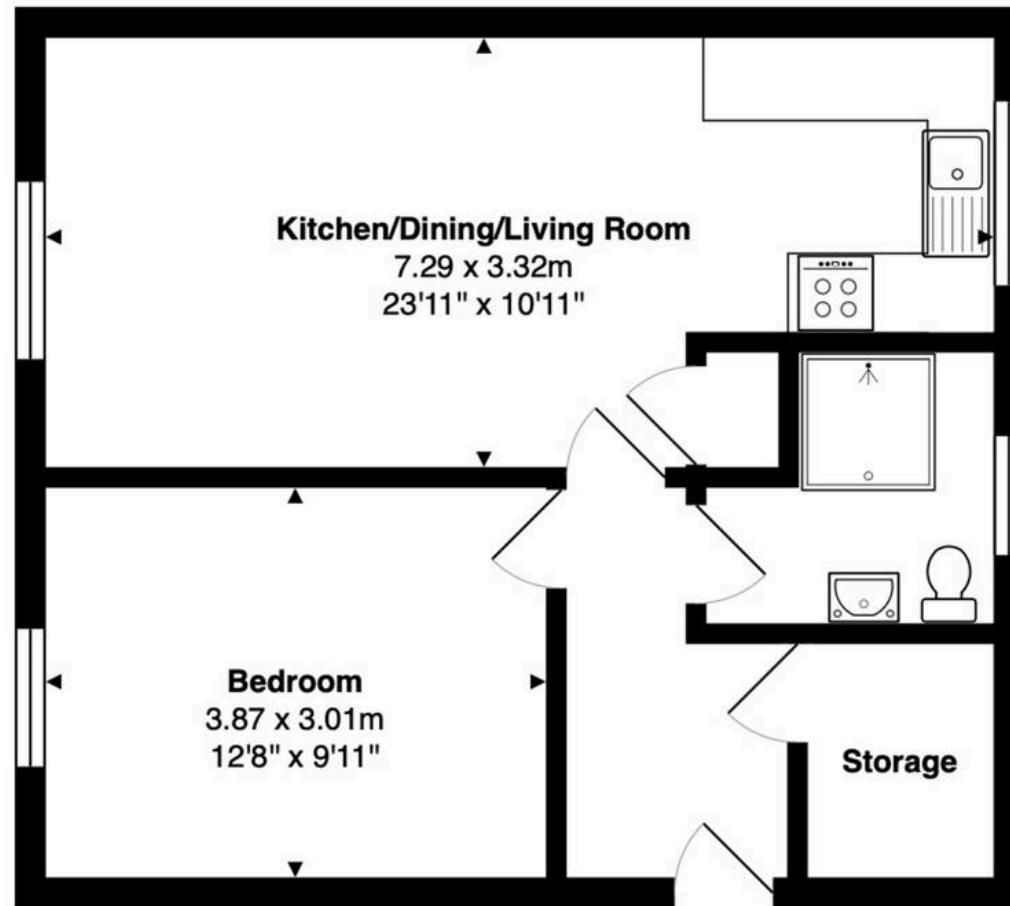
Elliot Heath are delighted to offer this rarely available 1-bedroom first-floor apartment in sought-after Stanstead Abbots, featuring open-plan living, a rear garden and stunning countryside views.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





First Floor
Area: 47.6 m² ... 513 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 stairs rising to first floor landing and private front entrance door to:

Entrance Hall

With large built in storage cupboard, wood flooring, radiator, doors to:

Kitchen/Dining/Living Room

23' 11" x 10' 11" (7.29m x 3.32m)

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, built in double oven, gas hob with extractor over, integrated dishwasher, space for fridge/freezer, tiled splash back areas, wood flooring, radiator, open to:

Dining/Living Room

With double glazed window, radiator, built in storage cupboard.

Bedroom

12' 8" x 9' 11" (3.87m x 3.01m)

With double glazed window, radiator.

Shower Room

With double glazed window with obscure glass. Fitted with a suite comprising large walk in shower, wall hung wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, underfloor heating, two chrome heated towel rails.





GARDEN

Section of garden to rear overlooking open fields.







Elliot Heath Estate Agents

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