



*pc.*

**The Granary, Stanstead Abbotts, SG12 8XH**  
£250,000 Leasehold



*pc.*  
**PETER CUFFARO**  
ESTATE AGENTS



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## The Granary

Stanstead Abbotts

Top floor 2 bed apartment with spacious lounge, fitted kitchen, loft for storage, residents parking. Close to St Margarets Station, schools, and major roadways in Stanstead Abbotts. Ideal for first-time buyers or investors!

Council Tax band: C

Tenure: Leasehold

- Great First Home or ideal Investment
- Two Bedroom Top Floor Apartment
- Spacious Lounge
- Fitted Kitchen
- Own Loft
- Residents Parking
- Walking Distance to St Margarets Station
- Walking Distance to Stanstead Abbotts High Street and Local Amenities
- Walking Distance to Schooling for All Ages
- Easy Access to A10, A414, M25 and M11



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**Entrance Hall**

7' 8" x 7' 1" (2.33m x 2.16m)

**Lounge/Diner**

15' 5" x 10' 11" (4.69m x 3.33m)

**Kitchen**

10' 0" x 7' 0" (3.04m x 2.13m)

**Bedroom One**

16' 3" x 8' 6" (4.96m x 2.59m)

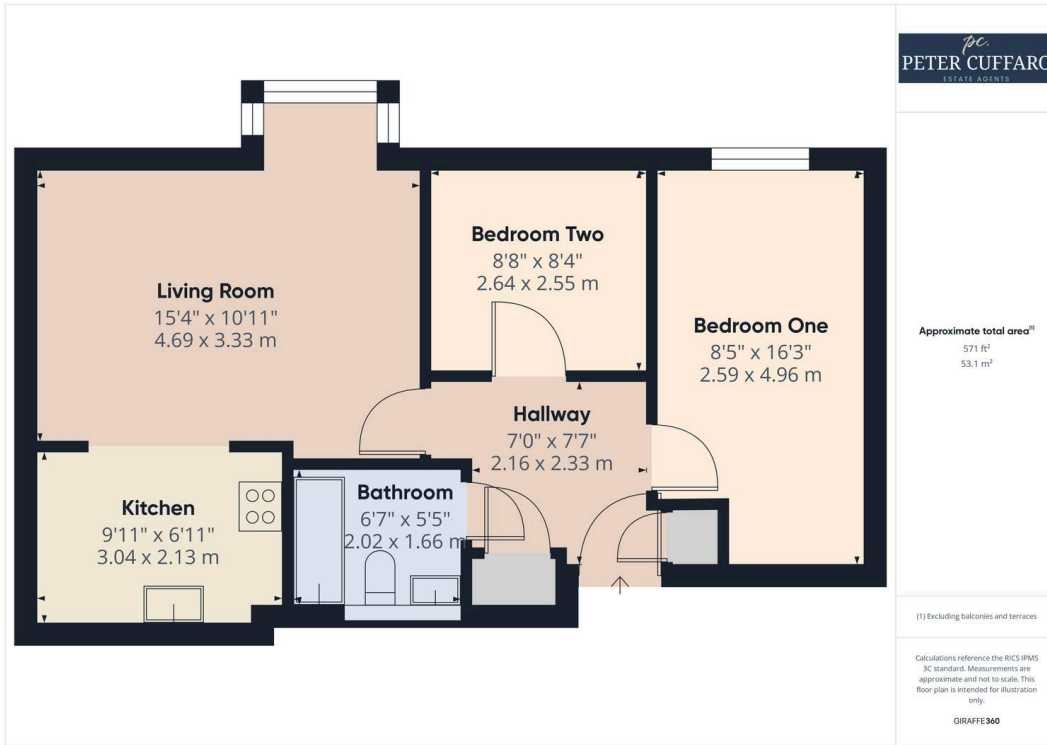
**Bedroom Two**

8' 8" x 8' 4" (2.64m x 2.55m)

**Bathroom**

6' 8" x 5' 5" (2.02m x 1.66m)





**MONEY LAUNDERING REGULATIONS:** Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.