



**Oliver
Minton**
Sales & Lettings



The Granary, Stanstead Abbotts SG12 8XH

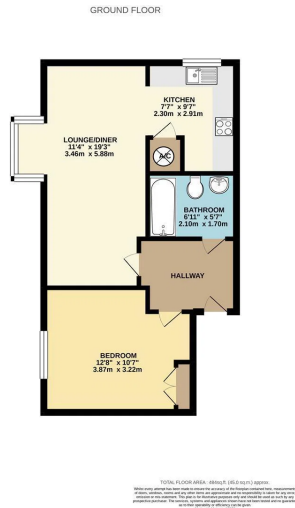
Offers in the Region of £220,000

CHAIN FREE WITH LEASE BEING EXTENDED:

One bedroom ground floor apartment, located in a modern popular development close to both the High Street and train station. In brief the accommodation comprises: Entrance hall, living/dining room, fitted kitchen, double bedroom with built-in wardrobes and modern bathroom.

The apartment also benefits from Upvc double glazing throughout, an allocated parking space and security entry system.

The High Street provides a range of facilities including a Co-Op supermarket with Post Office, pubs/restaurants, hairdressers and nail bars dental surgery and a pharmacy. St Margaret's train station provides frequent service into London Liverpool Street in approximately 45 minutes.



ACCOMMODATION : Communal front door with speaker entry security system opening to:

COMMUNAL ENTRANCE HALL : Number 58 can be found on the ground floor. Through the doors on the right and the apartment is on the left hand side.

HALL : Wall mounted electric storage heater. Coving to ceiling. Doors to bedroom, bathroom and living/dining room..

LIVING/DINING ROOM - 5.88m x 2.7m (19'3" x 8'10") Upvc double glazed walk-in bay window and additional window to side. Wall mounted electric storage heater. r. Wall mounted speaker entry phone. Coving to ceiling. Part open plan to:

KITCHEN - 2.91m x 2.37m (9'6" x 7'9") Fitted with a range of wall and base units with roll edge work-surfaces over incorporating; stainless steel sink with mixer tap and drainer unit. Built-in electric oven grill with ceramic hob above and extractor fan over. Space and plumbing for washing machine and freestanding fridge/freezer. Rear aspect Upvc double glazed window. Wood laminate flooring. Door to airing cupboard.

BEDROOM ONE - 3.27m x 3.23m (10'8" x 10'7") Side aspect Upvc double glazed window. Built in wardrobe with double fronted doors. Wall mounted electric heater.

BATHROOM : Fitted with a white suite: Low level w.c, pedestal wash hand basin and panel enclosed bath with mixer tap and hand held shower attachment Part tiled walls. Wall mounted bathroom cabinet. Extractor fan.

ALLOCATED PARKING SPACE : Located in through archway of the front of the main building.

SERVICES : Mains services connected: Electricity, water and drainage. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

AGENTS NOTE : We are advised the current owner is in the process of extending the lease back up to 125 years. Current lease runs to April 2031 with 76 years remaining. Current Service Charge £1789 PA and ground rent£175