



**Oliver
Minton**
Sales & Lettings



The Granary, Stanstead Abbotts SG12 8XH

Offers in the Region of £220,000

CHAIN FREE: 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.

(Internal photos from when property was vacant. The property has a tenant at present on notice)



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.

EXTERIOR : Well tended communal garden areas.

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 : Lease runs to April 2031 with 76 years remaining. Service charges TBC Ground Rent TBC