



Elliot Heath
ESTATE AGENTS

44 The Granary, Stanstead Abbotts

Guide Price **£200,000**

44 The Granary

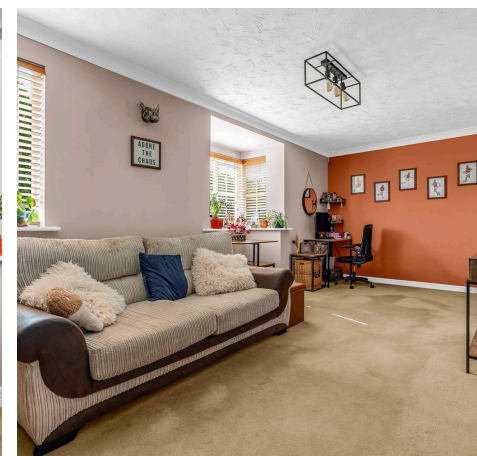
Stanstead Abbots, Ware

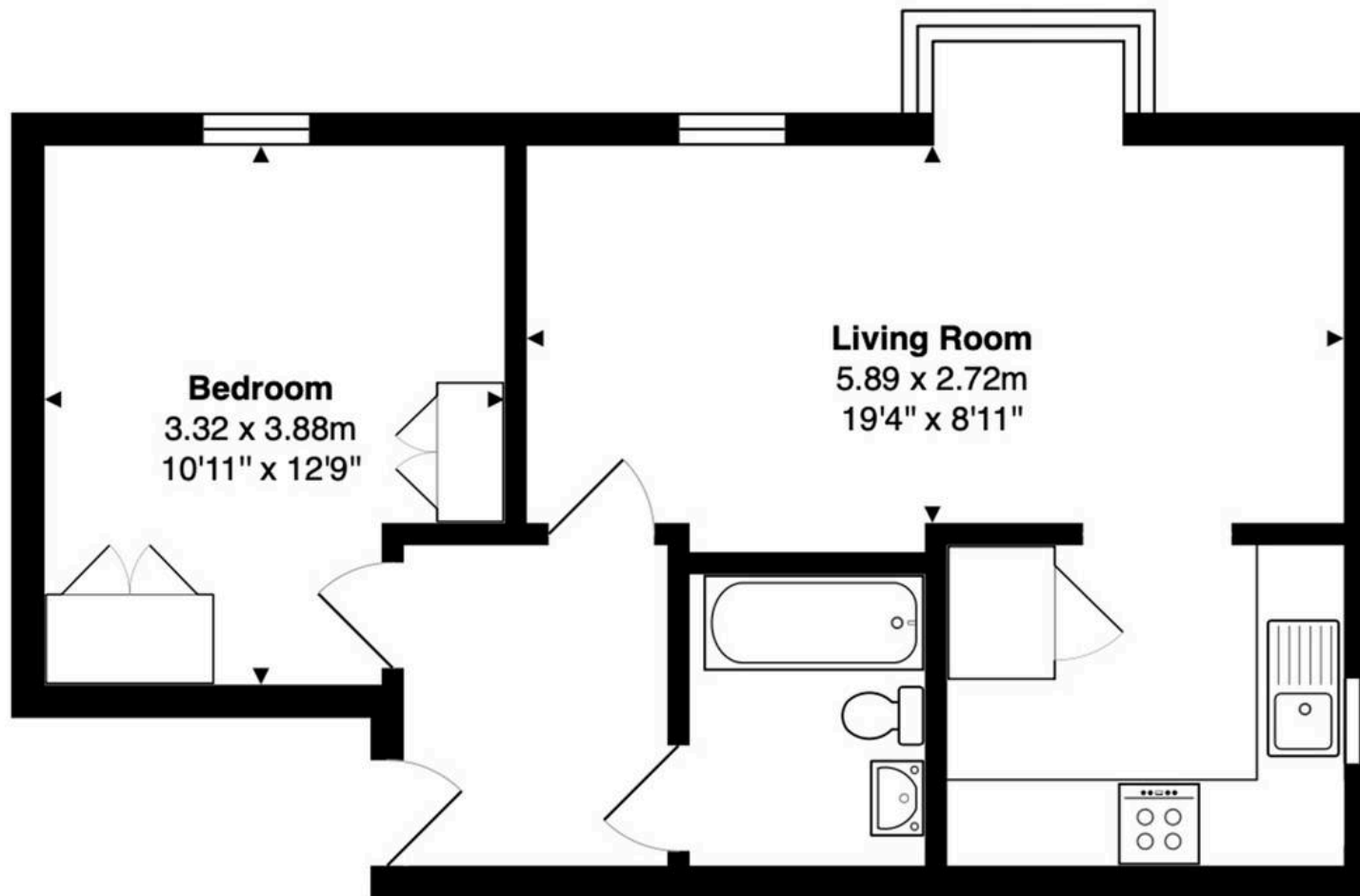
Well-presented 1 double-bedroom ground floor apartment in a quiet village setting, open-plan living, parking, communal gardens, long lease, no chain, easy walking distance of station & amenities. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 46.2 m² ... 498 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 secure entry phone system and private front entrance door to:

Entrance Hall

With wood effect flooring, electric wall heater, secure entry phone system, doors to:

Kitchen/Living/Dining Room**Living/Dining Room**

With two double glazed windows, one box bay and one regular window, electric wall heater, open to:

Kitchen

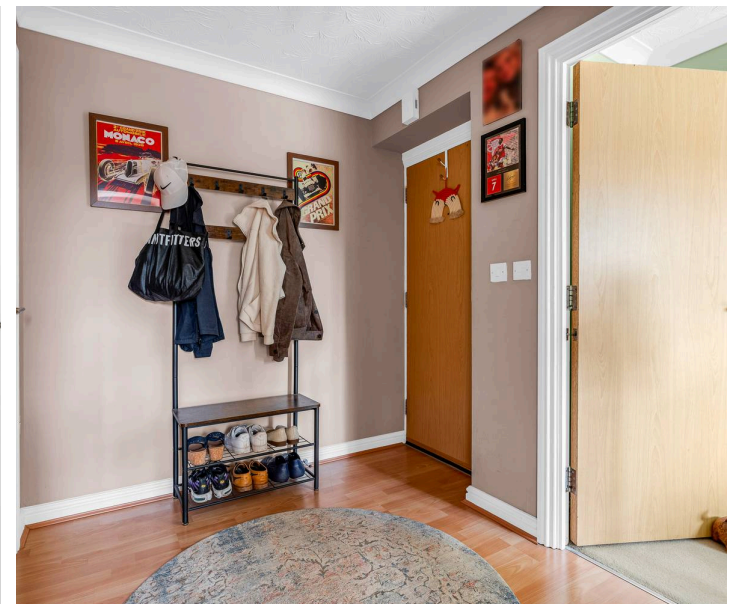
Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, tiled flooring.

Bedroom

With double glazed window, electric wall heater.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with oval wash hand basin, tiled splash back areas, wood effect flooring.





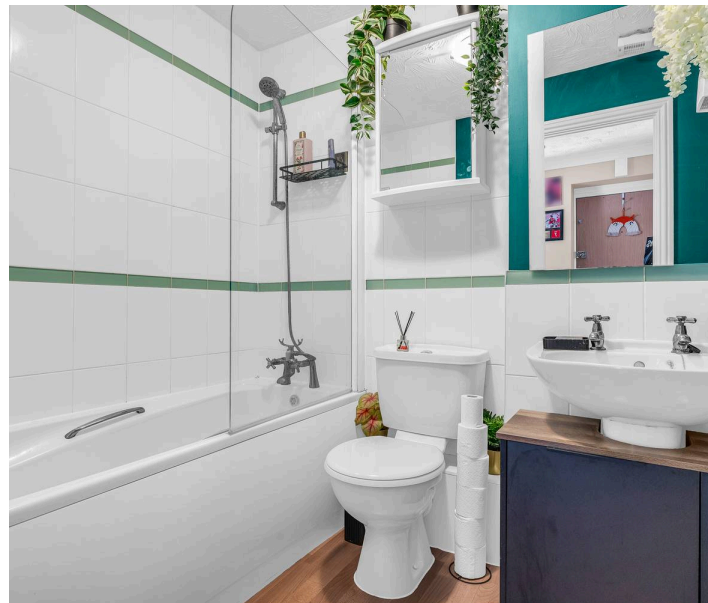
COMMUNAL GARDEN

Attractively landscaped communal gardens.

ALLOCATED PARKING

1 Parking Space

Allocated parking space together with ample visitors parking.





Elliot Heath Estate Agents

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