



**Elliot Heath**  
ESTATE AGENTS

**25 Millers Lane, Stanstead Abbotts**

Guide Price **£220,000**



## 25 Millers Lane

Stanstead Abbots, Ware

Spacious 1-bed first floor riverside apartment near High Street and station. Juliette balcony, modern kitchen, walk-in shower, parking, shared gardens.

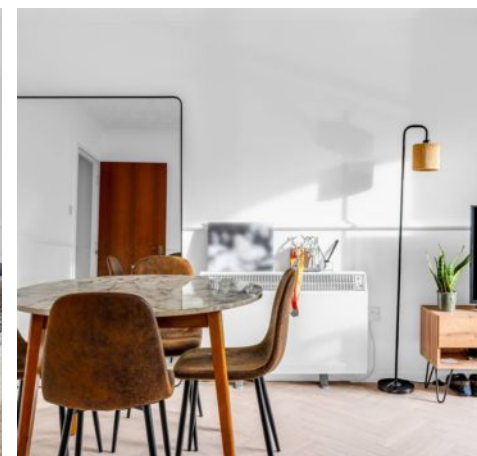
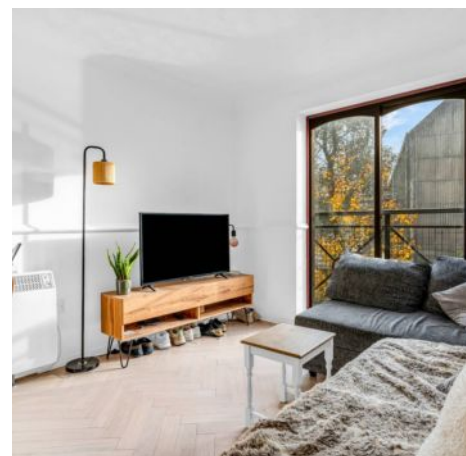
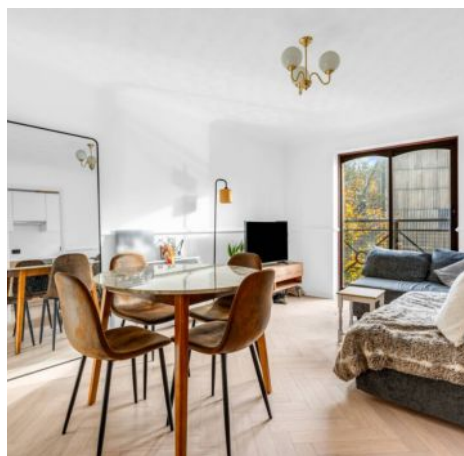
Shops and amenities nearby.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





**First Floor**  
Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>

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](http://www.matthewkyle.co.uk)



### **Communal Entrance Hall**

With secure entryphone system, stairs to all floors, private front entrance door to:

### **Entrance Hall**

With large built in storage cupboard, airing cupboard, entryphone system, electric wall heater, wood flooring, doors to:

### **Living Room**

9' 10" x 14' 6" (3.00m x 4.43m)

With double glazed sliding doors to the Juliette balcony with views over the communal gardens and Millstream, wood flooring, electric wall heater, open to:

### **Kitchen**

With double glazed window to rear aspect overlooking the communal gardens. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, wood flooring.

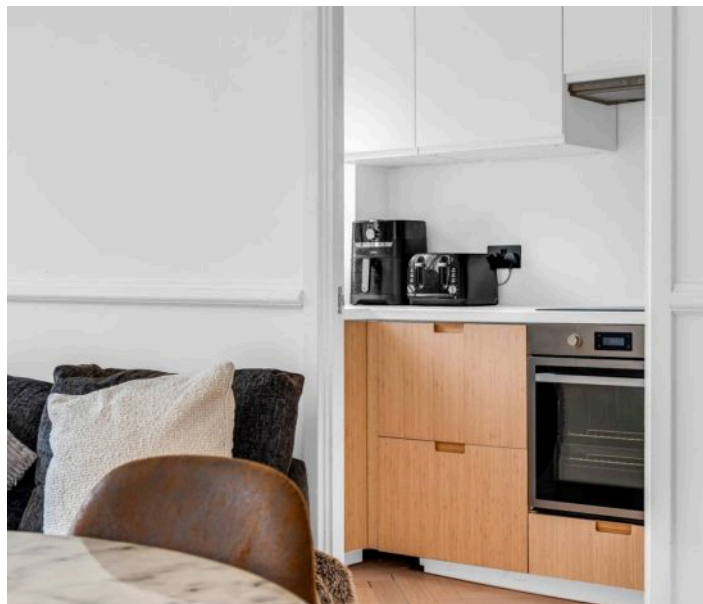
### **Bedroom**

12' 7" x 8' 11" (3.84m x 2.71m)

With double glazed window to front aspect, electric wall heater, wood flooring.

### **Shower Room**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising double size walk-in shower with glazed screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.





### **BALCONY**

Juliette balcony overlooking the Millstream.

### **COMMUNAL GARDEN**

Well maintained communal gardens to the rear, laid to lawn overlooking the Millstream.

### **ALLOCATED PARKING**

1 Parking Space

Car parking area to the front with an allocated parking space.







## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)