

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Granary

St Margarets, SG12 8XH

Offers In Excess Of £270,000



Council Tax: C



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Offers In Excess Of £270,000



## Communal Entrance

Security entry system, external post box. Stairs to all floors;

## Entrance Hallway

With attractive Carpet flooring, wall mounted heater, built in airing cupboard housing megaflo hot water storage tank, feature light;

## Living Room

14' 11" x 13'0" (4.27m 3.35m x 3.96m )

Featuring two double glazed windows to front elevation, attractive decor with Carpet flooring and feature light to ceiling, night storage heater. Through to;

## Kitchen

9' 5" x 8'11" ( 2.74m 1.52m x 2.72m)

Fully fitted with a comprehensive range of Matching units with "Cream" faced doors incorporating a single drainer stainless steel sink unit with cupboards under, wall and base units with work surfaces, washing machine, oven, adjacent hob and extractor, fridge freezer, double glazed windows to two aspects;

## Bedroom One

14' 1" x 13' 1" (4.27m 0.30m x 3.96m 0.30m)

Featuring two double glazed windows to front elevation, built in double wardrobe cupboard, wall mounted electric heater, Carpet flooring, feature light to ceiling;

## En-Suite Shower

9'2" x 8'0" (2.79m x 2.44m)

Featuring a fully enclosed shower cubicle with thermostatic mixer, low level flush WC and pedestal wash basin, fitted mirror, wall mounted electric heater. Double glazed window to front elevation. Vinyl flooring;

## Bedroom Two

8'6" x 13'2" (2.59m x 4.01m)

Double glazed window to front elevation, wall mounted electric heater. Carpet flooring, feature light to ceiling;

## Bathroom

6'9" x 5'11" (2.06m x 1.80m)

Partially tiled and fitted with a luxury white suite comprising a panel enclosed bath, pedestal wash basin and low level flush WC, Vinyl flooring. Fitted wall mirror;

## Outside

Well kept communal gardens and allocated parking space and additional visitors parking available.

## AGENTS NOTE:

We are advised by the Vendors of the following;

Lease Length 120 Years approx

Service Charge £1789 pa ( PAID TO JAN 2027

Ground Rent £200 pa ( PAID TO FEB 2027 )

## Mortgage Advice

Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.

Our dedicated advisor can help with all types of mortgages & financial services such as;

- First time buyers
- Re-mortgages
- Buy to Let
- Shared ownership
- Life Assurance & Protection

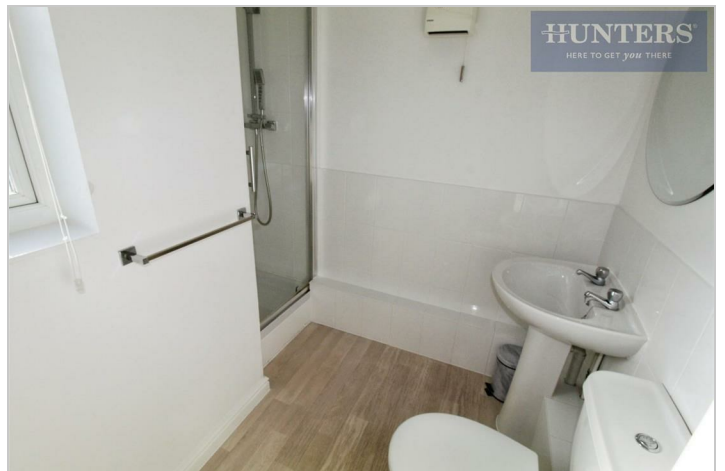
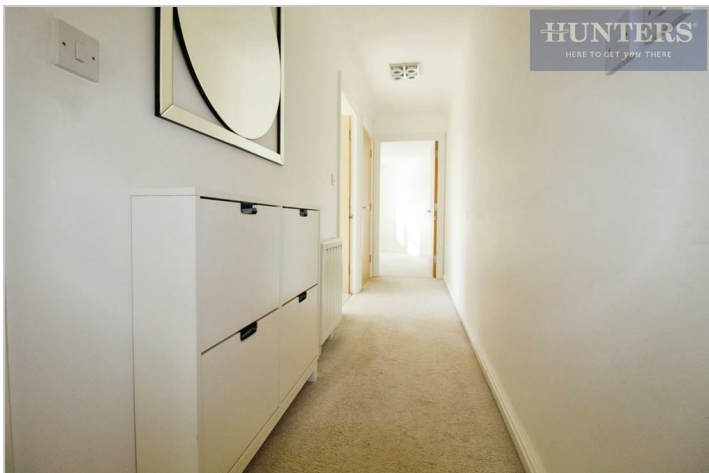
Please feel free to contact us for further details.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 813073

Tel: 01920 872500

- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- WHITE BATHROOM SUITE
- FIRST FLOOR APARTMENT
- OFFERED CHAIN FREE

- LOVELY QUIET LOCATION
- MODERN FITTED KITCHEN
- LARGE ENTRANCE HALLWAY
- LEASE LENGTH 120 YEARS
- VACANT POSSESSION



## Road Map



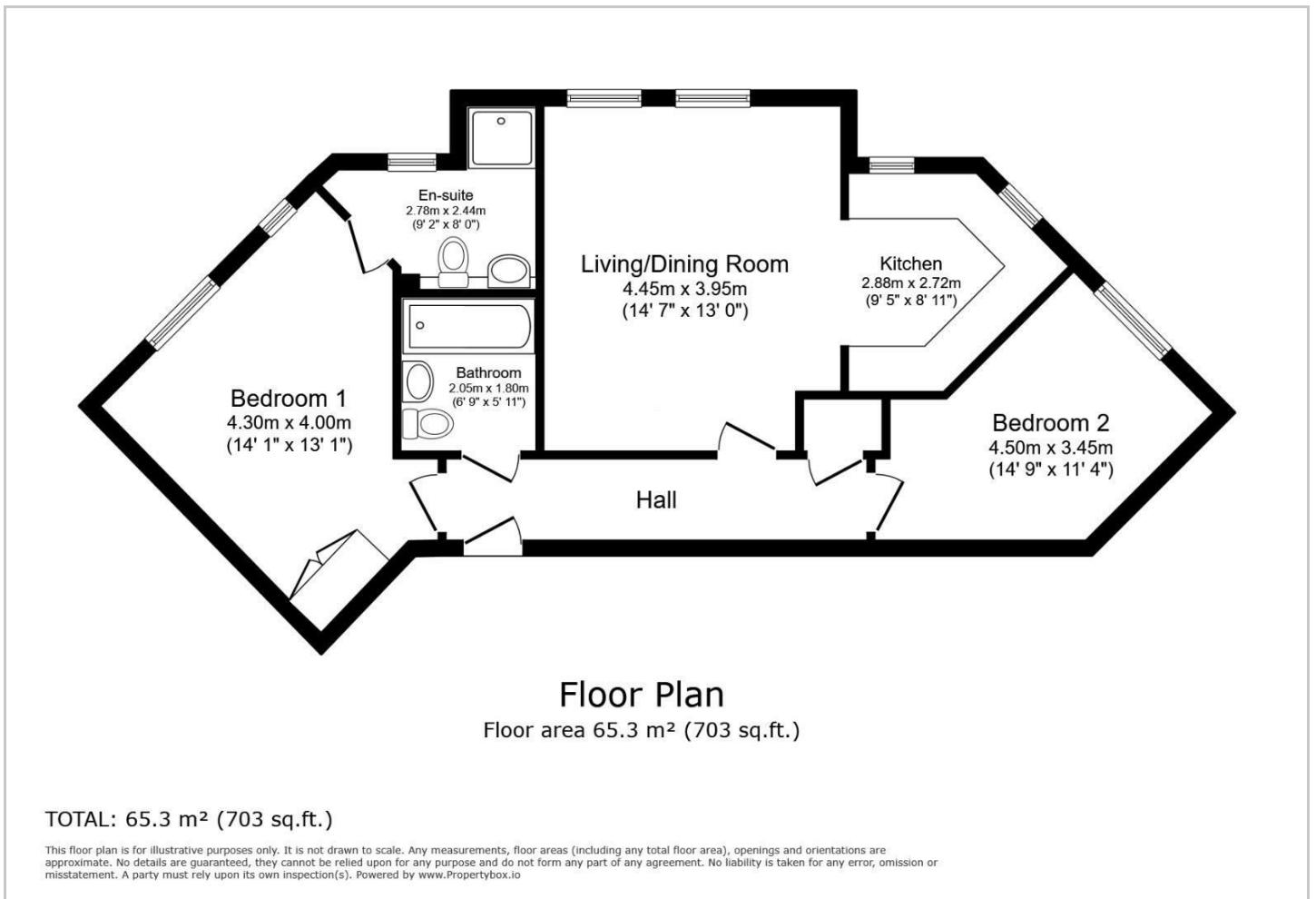
## Hybrid Map



## Terrain Map



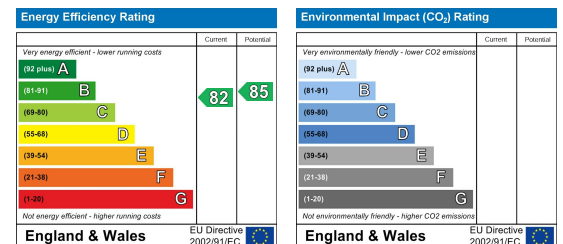
## Floor Plan



## Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.