

- Lovely Village Location
- Superb Ground Floor Flat
- Very Good Condition
- Close to St Margarets Mainline Station
- No Upward Chain
- Ideal Investment/First Time Purchase
- One Double Bedroom
- Allocated Parking
- Stylishly Presented Throughout

THE GRANARY, STANSTEAD ABBOTTS

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Ensum Brown are delighted to offer for sale this immaculately presented one bedroom ground floor purpose built flat situated within easy reach of St Margarets Mainline Station which is on a direct line to London's Liverpool Street and easy access into the sought after village of Stanstead Abbots. An internal viewing is strongly advised.

GUIDE PRICE
£215,000

Ware
01920 412200

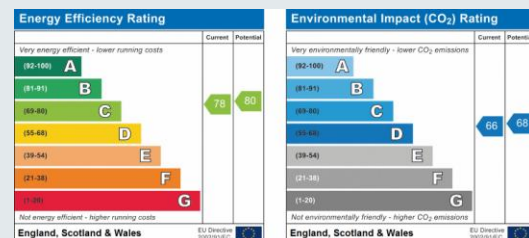
110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this modern and stylishly presented one bedroom ground floor apartment located in a popular residential development within walking distance to Stanstead Abbotts and St Margarets BR Mainline station that offers fast links into London Liverpool Street (approx. 40 minutes journey time). This apartment has been superbly maintained by the present owner and would represent an ideal first-time or investment purchase.

As you approach the development it has a great feel to it, with the well-maintained communal gardens and ample parking facilities. Once inside the apartment there is a spacious entrance hall with wood-effect laminate flooring. Doors lead-off providing access to the double bedroom, bathroom and lounge with open plan kitchen area.

The lounge/diner is an impressive room with wood effect laminate flooring, a large double glazed window and also smaller double glazed window to the front aspect with a peaceful view overlooking the communal gardens. Moving on to the re-fitted kitchen, this has a very useful breakfast bar to sit and eat at. The kitchen comprises a built-in oven with 4-ring electric hob and stainless steel extractor over, washing machine and plenty of workspace above.

The double bedroom is a very generous room with a double glazed window to the front aspect overlooking the communal gardens, built-in wardrobe. Decorated to a good standard and with ample space for bedroom furniture. The bathroom has been tastefully re-fitted to include a three piece suite comprising wash hand basin with chrome mixer tap, bath with chrome mixer tap and wall-mounted shower complete with screen plus a low level flush WC. Wood effect laminate flooring and partly tiled walls.

Externally, as previously mentioned, there are well-maintained communal gardens surrounding the development and the property comes with one allocated parking space with further visitor spaces available on a first-come first-served basis.

A perfect starter home or to buy-to-let investment, please call us to arrange your accompanied viewing, you won't be disappointed!

LOCATION - STANSTEAD ABBOTTS

Stanstead Abbotts is a popular village and civil parish in the district of East Hertfordshire and has a bustling café style society having a good range of local shops, public houses and restaurants. Stanstead Abbotts is in the heart of the Lea Valley conservation area with the river running through the village and beautiful walks, cycle routes and bridleways in the surrounding countryside. You have a primary school within the village and you have a variety of secondary schools to choose from in the surrounding towns.

St Margaret's station on the southern side of the village, is within easy walking distance of the whole village and offers commuter services to London's Liverpool Street in approximately 40 minutes. Excellent road links are available via the A10, A414 and M25. The closest towns are Ware and Hoddesdon, but also within easy reach of Hertford and Harlow.

AGENTS NOTES

LEASE, SERVICE CHARGE & GROUND RENT

Lease Term Remaining: 84 Years Approximately
Service Charge: £1560.00 Approximately PA including water
Ground Rent: £175.00 Approximately PA

Information obtained from the present vendor.

