



- Modern Top Floor Apartment
- Large Open-Plan Lounge/Diner
- Well-Presented Fitted Kitchen
- Two Generous Bedrooms
- Fitted Bathroom Suite
- Loft Space Ideal For Storage
- Walk To St Margarets BR Station
- Allocated & Visitors Parking
- Long Lease Term Remaining

## SANVILLE GARDENS, STANSTEAD ABBOTTS

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Ensum Brown are delighted to offer this modern 2 bedroom top floor apartment in a peaceful village setting. Features include a open-plan lounge/diner with Juliette balcony, fitted kitchen, 2 bedrooms. Allocated parking also.

GUIDE PRICE  
**£280,000**

Ware  
**01920 412200**

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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 spacious and well-presented two double bedroom apartment in a peaceful village setting. The many features include a spacious open-plan living/dining room with Juliette balcony, two generous bedrooms, allocated parking and a long lease term remaining. Also, the property benefits from an excellent loft space ideal for storage. Featuring bright and airy accommodation throughout and would be an ideal first-time purchase or buy-to-let investment.

Upon entering the apartment via the secure front door you are greeted by a bright L-shaped entrance hall which features fitted carpet, radiator, double glazed window to side aspect, storage cupboard housing hot water cylinder and a loft hatch providing sole access for this apartment to a very handy loft space ideal for storage. Doors lead off to the bathroom, two double bedrooms and the open-plan living/dining room.

The large open-plan living/dining room is a wonderful bright room ideal for entertaining with ample space for a dining table and chairs - the double glazed patio doors allow a lot of natural light. Featuring fitted carpet, a fabulous Juliette balcony, two radiators, TV point and double glazed window to side aspect.

Moving into the modern kitchen which is open to the living/dining room and fitted with a comprehensive range of tasteful wall and base units complemented by laminate worktops with laminate flooring and double glazed window to side aspect. There is space for a washing machine, slimline dishwasher and fridge/freezer. Also featuring stainless steel extractor, splashback, 4-ring hob, built-in oven and 1.1/4 bowl sink with drainer.

The two double bedrooms are both of a good-size and benefit from fitted carpet, radiator and a double glazed window to side aspect. The principal bedroom has built-in double wardrobes with additional storage.

The contemporary bathroom suite is superbly appointed and features partly tiled walls and tiled flooring, three piece suite comprising low level flush WC, bath with screen and chrome mixer tap plus shower attachment and wash hand basin.

The property has approximately 112 years remaining on the lease. Benefiting from allocated parking for one vehicle, there is also ample on-street parking available on a first come first served basis.

All in all this is a superbly presented property that would represent an ideal first-time or investment purchase. Conveniently positioned within this popular residential location only a stone's throw from St. Margarets Train Station with its fast and frequent links to London Liverpool Street and Cambridge. The characterful high street is only a short walk from the apartment too. Please call us to arrange your accompanied viewing, you won't be disappointed!

## LOCATION - STANSTEAD ABBOTTS

Stanstead Abbots 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 Abbots 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. In terms of schooling, you have two well-regarded primary schools within close proximity to the property, these are St. John's which is a short walk away and St. Andrew's which is located at the end of the high street. There are also a number of secondary schools within the area as well.

St Margaret's station on the southern side 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.

A visit to this characterful and charming village is highly recommended!

