



The Granary, Stanstead Abbotts Ware SG12 8XH

welcome to

The Granary, Stanstead Abbotts Ware

WILLIAM H BROWN are delighted to offer for sale this well presented ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT with ALLOCATED PARKING conveniently located within easy access of high street shops, schooling and St Margaret's mainline railway station. VENDORS SUITED.



Accommodation Comprises

Main front door leading to

Communal Entrance Hall

Carpeted,

The Apartment

Main front door to:

Entrance Hall

Doors to bedroom, lounge/kitchen area and bathroom.

Kitchen / Diner

Power points, panel heater, window and box bay window. Access to KITCHEN with a range of wall cupboards, work tops with cupboards and drawers under. Window, cooker, oven and extractor fan, space for fridge freezer,.

Bedroom

Panel heater, power points, window.

Bathroom

Comprising of a panel enclosed bath, wc, sink unit, partly tiled walls, extractor fan.

Exterior

Well maintained communal gardens and ALLOCATED PARKING SPACE.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



view this property online williamhbrown.co.uk/Property/HSD112992



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The Granary, Stanstead Abbotts Ware

- One double bedroom ground floor apartment
- Well presented throughout
- Allocated parking space
- Fitted kitchen
- Modern bathroom
- Easy access to high street shops
- Ideal for first time buyers or investors
- Vendors suited

Tenure: Leasehold EPC Rating: D Council Tax Band: C Service Charge: 1890.00 Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/HSD112992](https://www.williambrown.co.uk/Property/HSD112992)



Property Ref:
HSD112992 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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