

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



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## Katemon Court

High Street, SG12 8AS

Offers In Excess Of £190,000



Council Tax: B



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## COMMUNAL ENTRANCE

Stairs to all floors;

## ENTRANCE HALL

9'6" x 2'10" (2.90m x 0.86m)

Wood door into; Painted walls, laminate flooring.  
Access to;

## BEDROOM

8'9" x 7'1" (2.67m x 2.16m)

Wood door into; laminate flooring, painted walls.  
Window to rear aspect. Built in wardrobes;

## SHOWER ROOM

5'2" x 3'2" (1.57m x 0.97m)

Three piece suite comprising low level WC, wash  
basin and shower cubicle.

## LIVING ROOM / KITCHEN

14'4" x 9'3" (4.37m x 2.82m)

Door into; Laminate flooring, painted walls. Two  
windows to front aspect. Cupboard housing water  
tank. L - Shaped kitchen area with range of matching  
wall and base units. Space for fridge/freezer. Space  
for washing machine. \Laminate work surface with  
sink and drainer.

## OUTSIDE

Allocated parking space for one vehicle.

## Agents Note

We are advised by the vendor of the following;

Lease Length 150 years  
zero ground rental.

The average maintenance charge is £215 twice  
yearly

## 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

- ONE BEDROOM
- ENTRANCE HALL
- SHOWER ROOM
- ALLOCATED PARKING
- EXTENDED LEASE

- TOP FLOOR FLAT
- OPEN PLAN LIVING
- GREAT LOCATION
- OFFERED CHAIN FREE
- BUY TO LET YIELD 5.5%



## Road Map



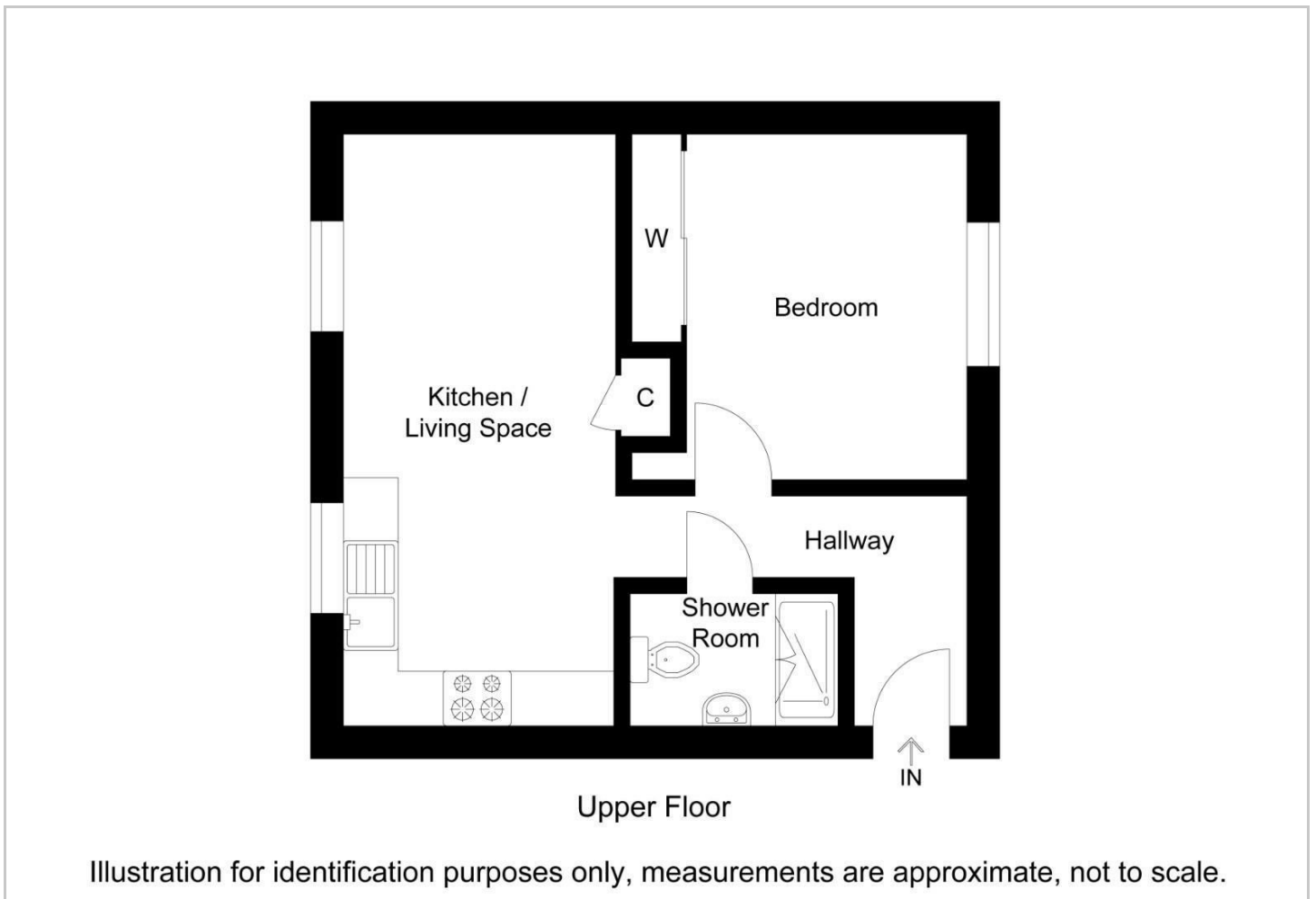
## Hybrid Map



## Terrain Map



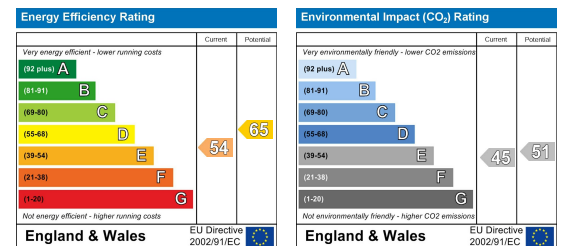
## Floor Plan



## 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.