

# HUNTERS®

HERE TO GET *you* THERE



## The Granary

St Margarets, SG12 8XH

Asking Price £284,995



Council Tax: C



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## 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;

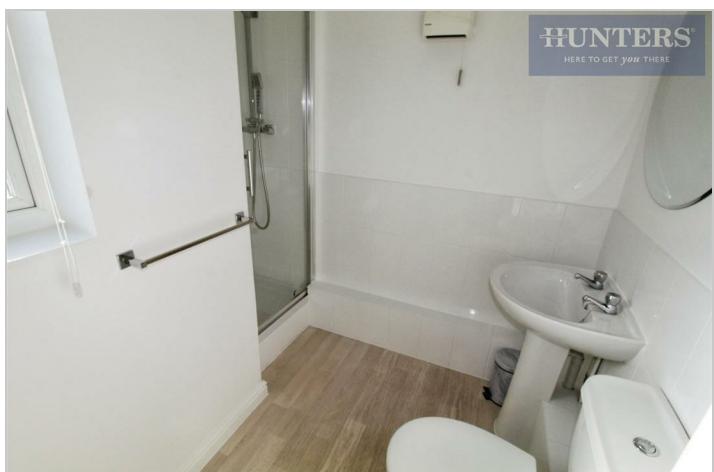
Lease Length 120 Years approx

Service Charge £1789 pa ( PAID TO JAN 2027 )

Ground Rent £200 pa ( PAID TO FEB 2027 )

- 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
- VERY WELL PRESENTED



## Road Map



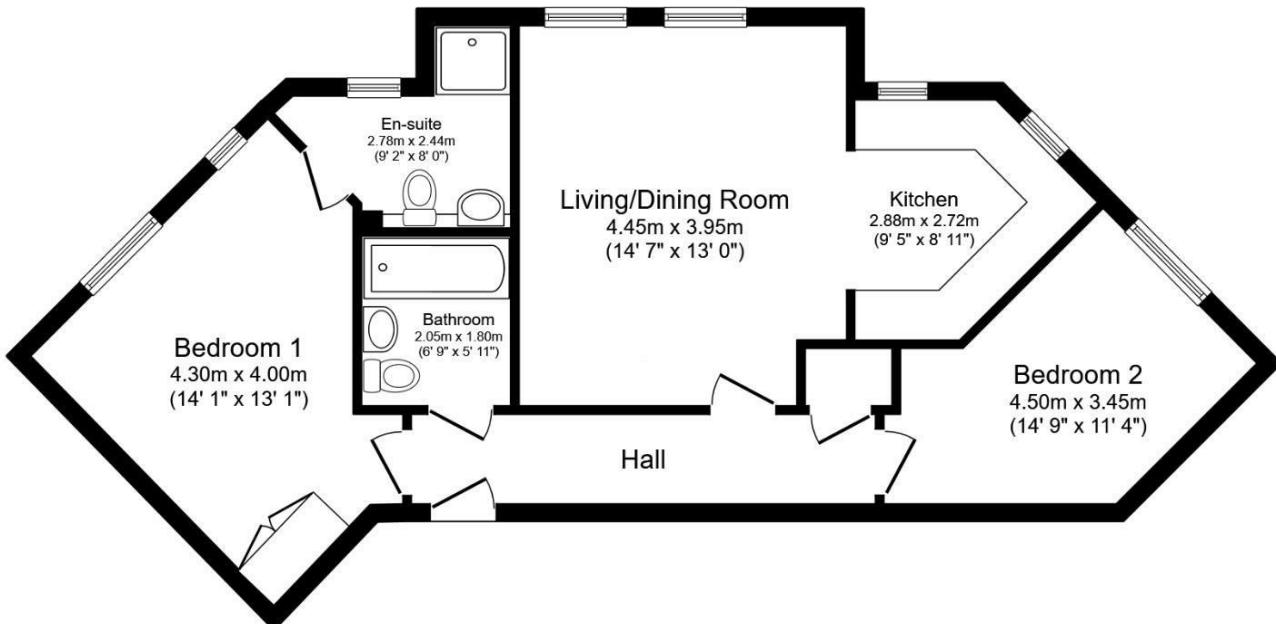
## Hybrid Map



## Terrain Map



## Floor Plan



**Floor Plan**

Floor area 65.3 m<sup>2</sup> (703 sq.ft.)

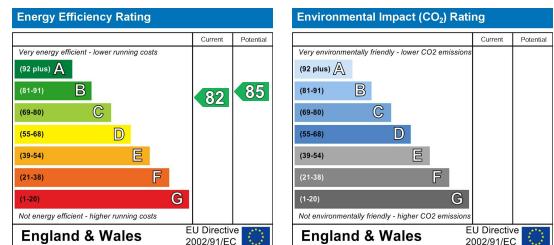
**TOTAL: 65.3 m<sup>2</sup> (703 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hunters Stanstead Abbotts 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.