

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sanville Gardens

St Margarets, SG12 8GA

£1,350 Per Calendar Month

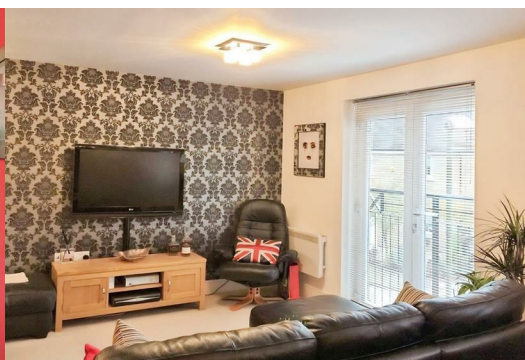


Welcome to this charming flat located in the desirable Sanville Gardens, St Margarets. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a new home.

Upon entering, you will find a spacious hallway leading to a reception room that serves as a welcoming space for relaxation and entertainment. The room is filled with natural light with French Doors to a Juliet Balcony, creating a warm and inviting atmosphere. It is the perfect spot to unwind after a long day or to host friends and family.

The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. Additionally, the property boasts two modern bathrooms, which are both stylish and functional.

Situated in the sought-after area of St Margarets, this flat benefits from excellent local amenities, including shops, cafes, and parks, all within easy reach. The location also offers convenient transport links, making it easy to commute to central London or explore the surrounding areas.



## ENTRANCE HALL

Spacious, laminated flooring, painted walls and a good sized airing cupboard.

## BATHROOM

Fitted bathroom

## LIVING ROOM

Smartly presented living room leading to open planned kitchen, carpeted, painted and wallpapered walls. French UPVC doors overlooking front aspect;

## KITCHEN AREA

Laminate flooring, Range of matching wall and base units, integrated appliances to include dishwasher and washing machine. Built in Oven and Hob. Space for tall fridge / freezer.

## BEDROOM

Well presented double bedroom with en suite, wallpapered and painted, carpeted

## ENSUITE SHOWER ROOM

Shower cubicle, wash basin, Low level WC.

## BEDROOM 2

Double bedroom, carpeted

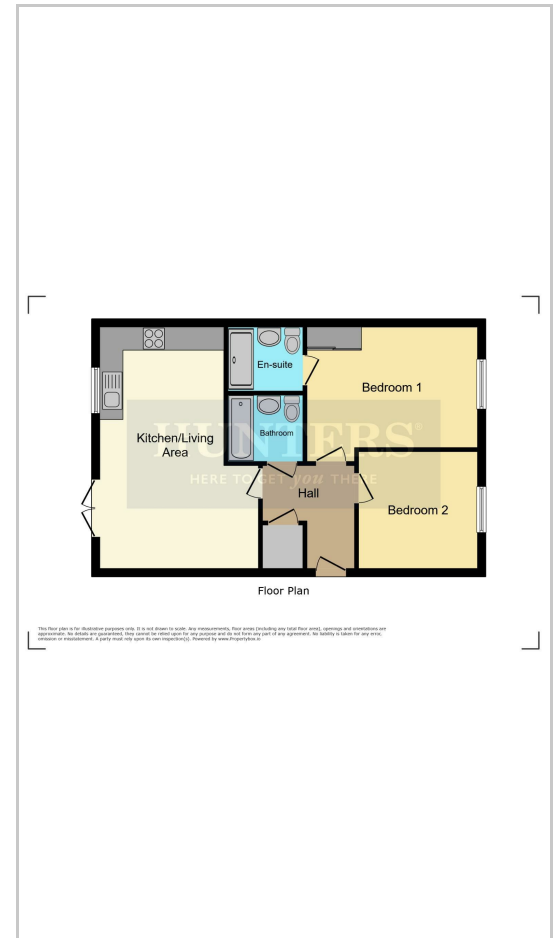
## OUTSIDE

Well kept communal areas with allocated and visitor parking to the rear of the property.

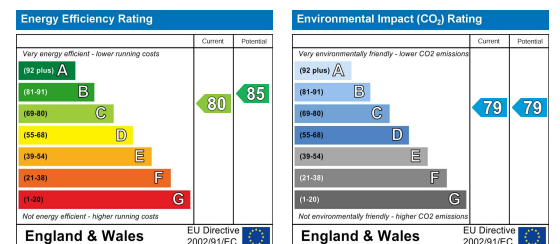
## Area Map



## Floor Plans



## 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.

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