

# HUNTERS®

HERE TO GET *you* THERE



## Katemon Court

Stanstead Abbotts, SG12 8AS

£950 Per Calendar Month



HUNTERS STANSTEAD ABBOTTS are pleased to present this top floor, one bedroom apartment with open plan living area located in the Heart of the Village High Street, within easy walking distance to St Margarets station. The property is offered unfurnished but to include kitchen appliances and has the benefit of allocated parking. Ready May



ENTRANCE HALL 9.6" x 2.10" (2.74m, 1.83m x 0.61m, 3.05m)  
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.

#### Area Map



#### Floor Plans

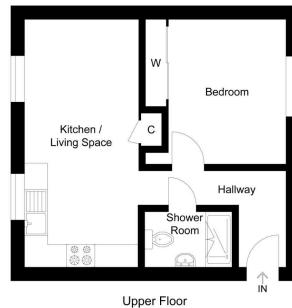
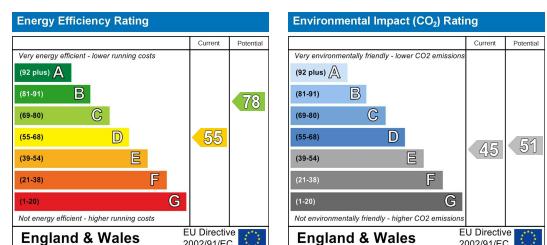


Illustration for identification purposes only, measurements are approximate, not to scale.

#### 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.