



£280,000

Horseshoe Court, Stanstead Abbotts





## **Horseshoe Court, Stanstead Abbots, SG12 8JA**

*Keith Ian are pleased to offer for sale this 2 bedroom top floor apartment with LONG LEASE OF 990ys plus. The property offers spacious accommodation with a good size lounge which opens to a contemporary grey shaker style kitchen. There are 2 good size bedrooms and a modern bathroom. The property benefits from gas central heating, double glazing allocated/ visitor parking and a communal garden. The development is a few minutes walk from Stanstead Abbots high street offering an array of amenities and a 5 minute walk from the train station offering direct line into London Liverpool street.*

*Stanstead Abbots is located approx 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.*

*The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.*

*The mainline station is located approximately 0.5 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.*

### **ACCOMODATION COMPRISES**

#### **ENTRANCE HALLWAY**

#### **LOUNGE/ DINER**

*21'0" x 9'0" (6.40 x 2.74)*

#### **KITCHEN**

*10'0" x 5'0" (3.05 x 1.52)*

#### **BEDROOM ONE**

*13'0" x 8'10" (3.96 x 2.69)*

#### **BEDROOM TWO**

*9'7" x 6'9" (2.92 x 2.06)*

#### **BATHROOM**

#### **EXTERIOR**

*Communal Gardens, one allocated parking space with visitor parking.*

#### **COUNCIL TAX**

*Band C*

*Annual Charge £1779.15 2022/2023*

#### **WHAT3WORDS**

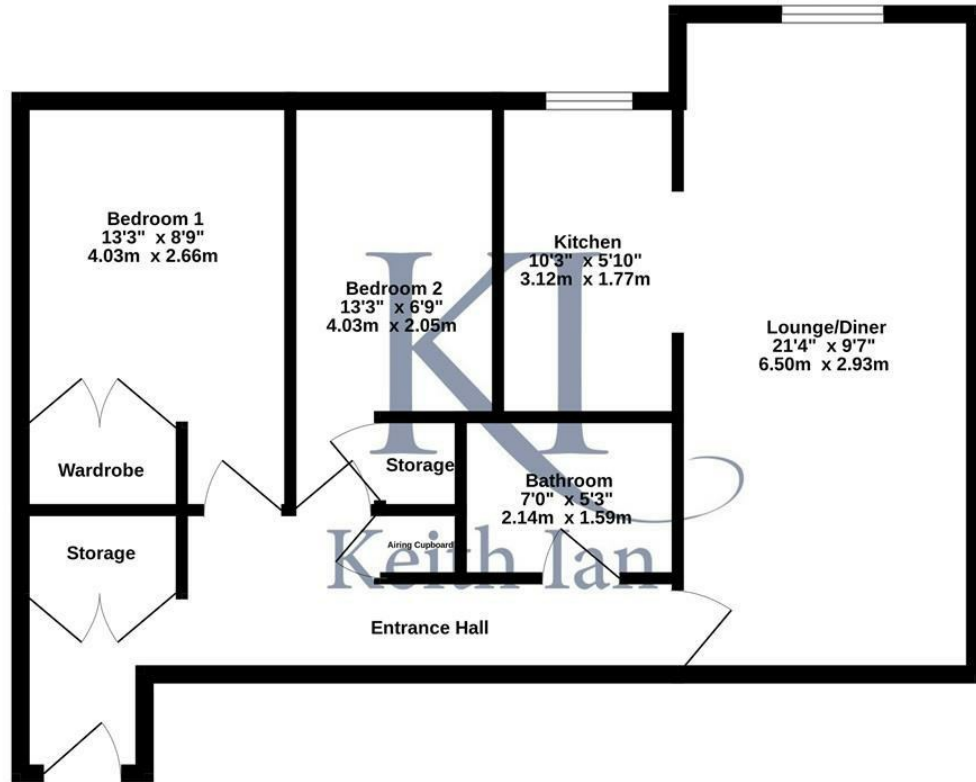








First Floor  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		68	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		69	81
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

T: 01920 463131  
ware@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford  
Managing Director Ian F. Robertson

Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202