







## The Granary, Stanstead Abbotts, SG12 8XH

Keith lan are pleased to offer this excellently presented two double bedroom top floor apartment situated in the modern development of the Granary in Stanstead Abbotts. This well presented apartment offers spacious accommodation throughout, with two generously sized bedrooms, an en-suite to bedroom one, and a family bathroom. Further benefits include a bright lounge diner, modern kitchen, large loft space and allocated parking.

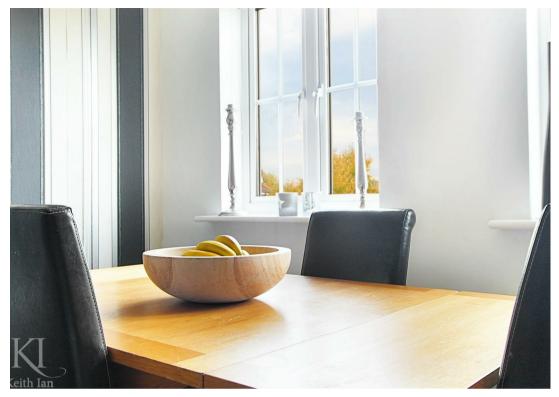
Stanstead Abbotts is located 23 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The village offers a quaint High Street with amenities including convenience store, florist, stove retailer, cafes, restaurants and public houses. The River Lee runs through the village centre and boasts scenic walks towards

Ware to the North and Broxbourne to the South.

The mainline station is located approximately 0.3 miles from the property and offers services into Liverpool Street in around 37 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.



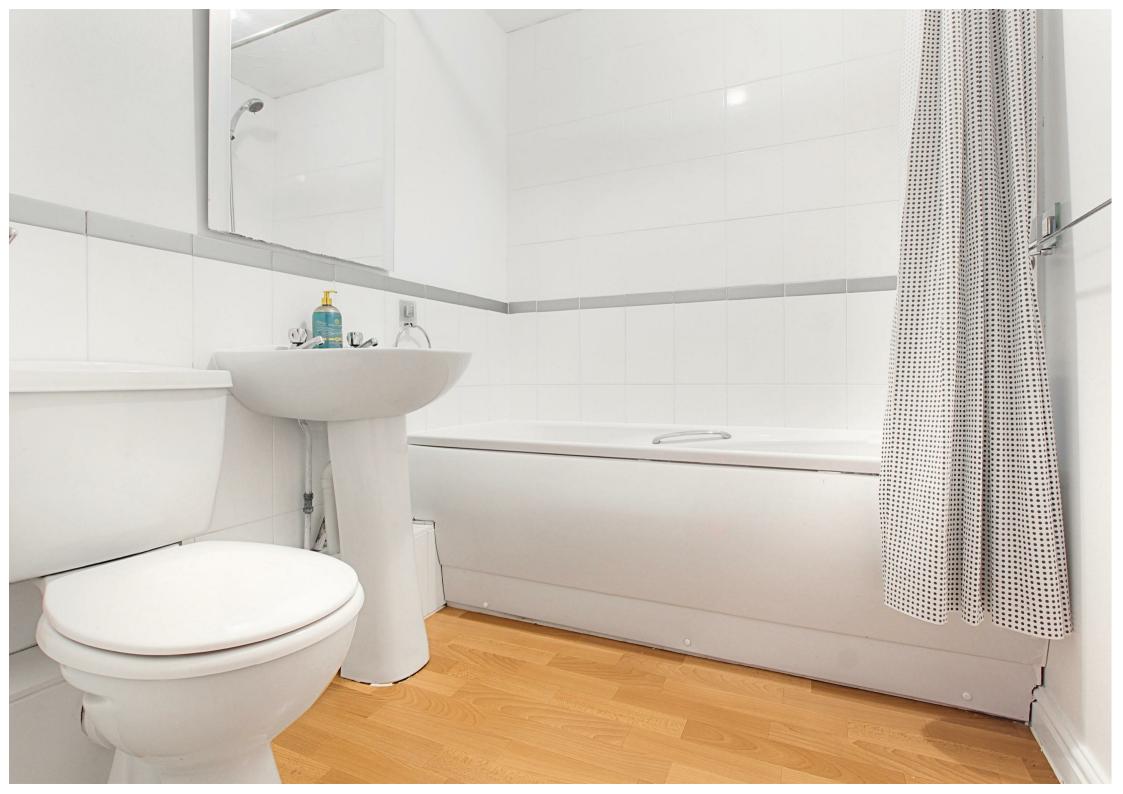


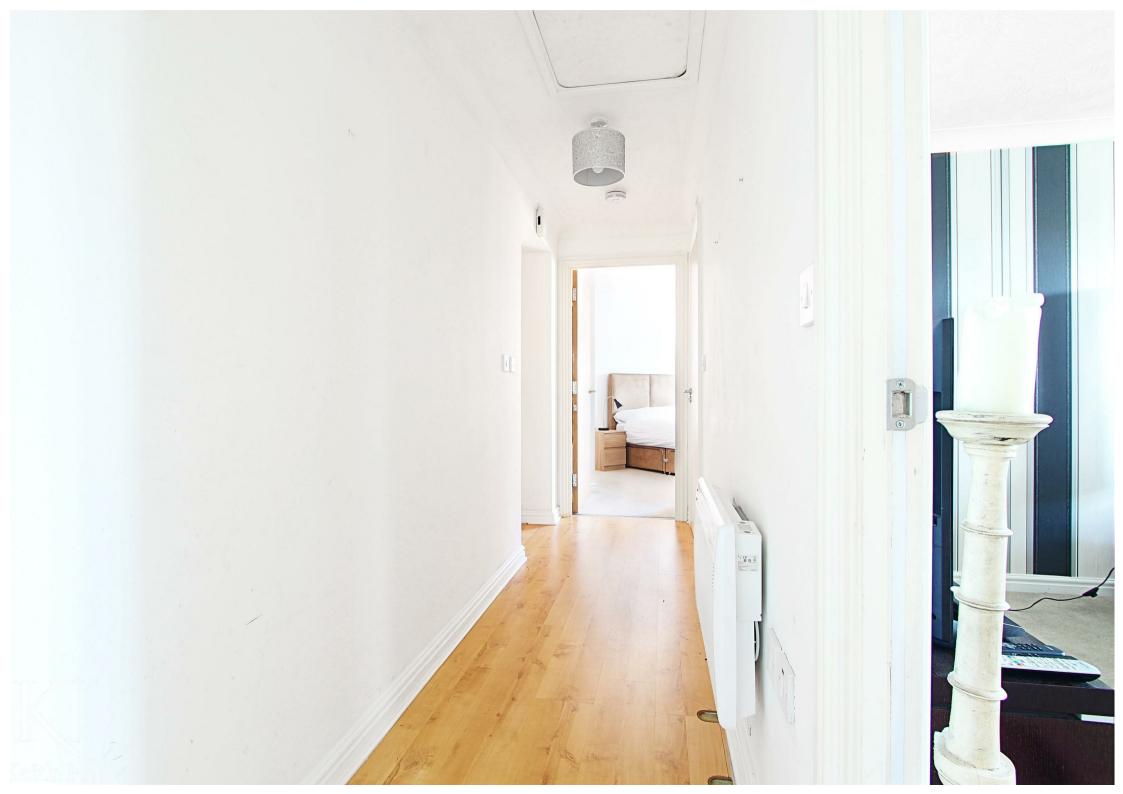




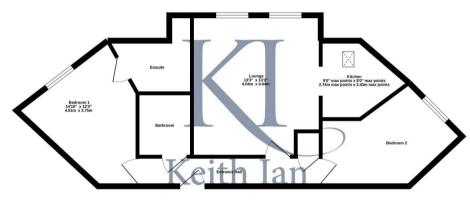








Top Floor 584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx

**Entrance Hall** 

**Living Room** 

14'5 x 13'1

**Kitchen** 

9'1 x 8'10

**Bedroom One** 

12'4 x 10'6

**En Suite** 

**Bedroom Two** 

12'9 x 8'5

**Bathroom** 

**Allocated Parking** 

**Council Tax** 

Band C

£1,779.15 for 2022/23

**Leasehold Information** 

Lease Remaining - 150 years remaining on

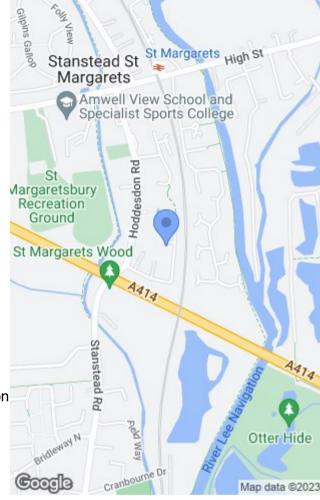
date of completion

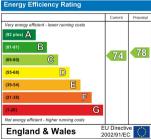
Ground Rent - £200 p.a

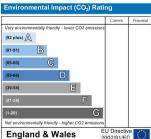
Service Charge - £1443 p.a

what3words

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These particulars are believed to be correct but their accuracy is not quaranteed 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/fittings 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 check.







