



**Oliver
Minton**
Sales & Lettings

**21 Millers Lane,
Stanstead Abbotts**

SG12 8AF

£1,150 Per Month

RIVERSIDE SETTING...Spacious one bedroom ground floor UNFURNISHED apartment located in a quiet location, yet conveniently placed just off the High Street, within easy walking distance of amenities and St Margaret's train station. With shared gardens adjacent to the Stanstead Millstream, the accommodation comprises; Hallway with two large storage cupboards, living room with doors opening to sun terrace overlooking the river, modern kitchen, double bedroom with fitted wardrobes and bathroom with walk in shower. Other benefits include: Upvc double glazing and an allocated parking space.

Stanstead Abbotts High Street provides a range of shops and facilities including pubs, restaurants, Co-Op store/Post Office, pharmacy and doctors and dental surgeries.

St Margaret's main-line station provides regular service in to London Liverpool Street in approximately 45 minutes.





Accommodation

Communal front door with secure entry system opening to main hall. Front door to apartment can be found through the next door to the right.

Hall

Security entry phone system. Two very large recessed storage cupboards, one housing hot water tank. Wood laminate floor.

Lounge/Diner 4.5m x 3.0m (14'9" x 9'10")

Upvc double glazed French doors opening onto a sun terrace, communal gardens AND RIVER BEYOND. Wall mounted electric heater. Coved cornice. Archway though to:

Kitchen 2.9m x 2m (9'6" x 6'6")

Fitted with a modern range of wall and base units with complementary work surfaces over and tiled splash-backs. Inset one and a half bowl stainless steel sink and drainer. Space and plumbing for automatic washing machine. Spaces for electric cooker, with extractor over and tall fridge freezer. Wood laminate floor. Coved cornice. Upvc double glazed window overlooking the gardens and river beyond.



Bedroom 3.9m x 2.7m (12'9" x 8'10")

Upvc double glazed window. Wall mounted electric panel radiator and storage heater. Range of bedroom furniture to include wardrobe cupboards and chests of drawers. Coved cornice.

Shower Room 2.1m x 2.0m (6'10" x 6'6")

Modern suite comprising: Large walk-in shower with glazed screen. Fully tiled walls. Vanity wash hand basin set in unit with cupboards below. Low level w.c. with concealed cistern. Chrome heated towel rail. Wall mounted electric fan heater. Coved cornice.

Exterior

Well tended and maintained communal gardens to the front of the apartments.

Paved Sun Terrace

Patio area to immediate rear accessed via French doors in the lounge/diner. Communal gardens leading down to the river bank on to the Stanstead Millstream.

Parking

Allocated parking space directly in front of apartment.

Services

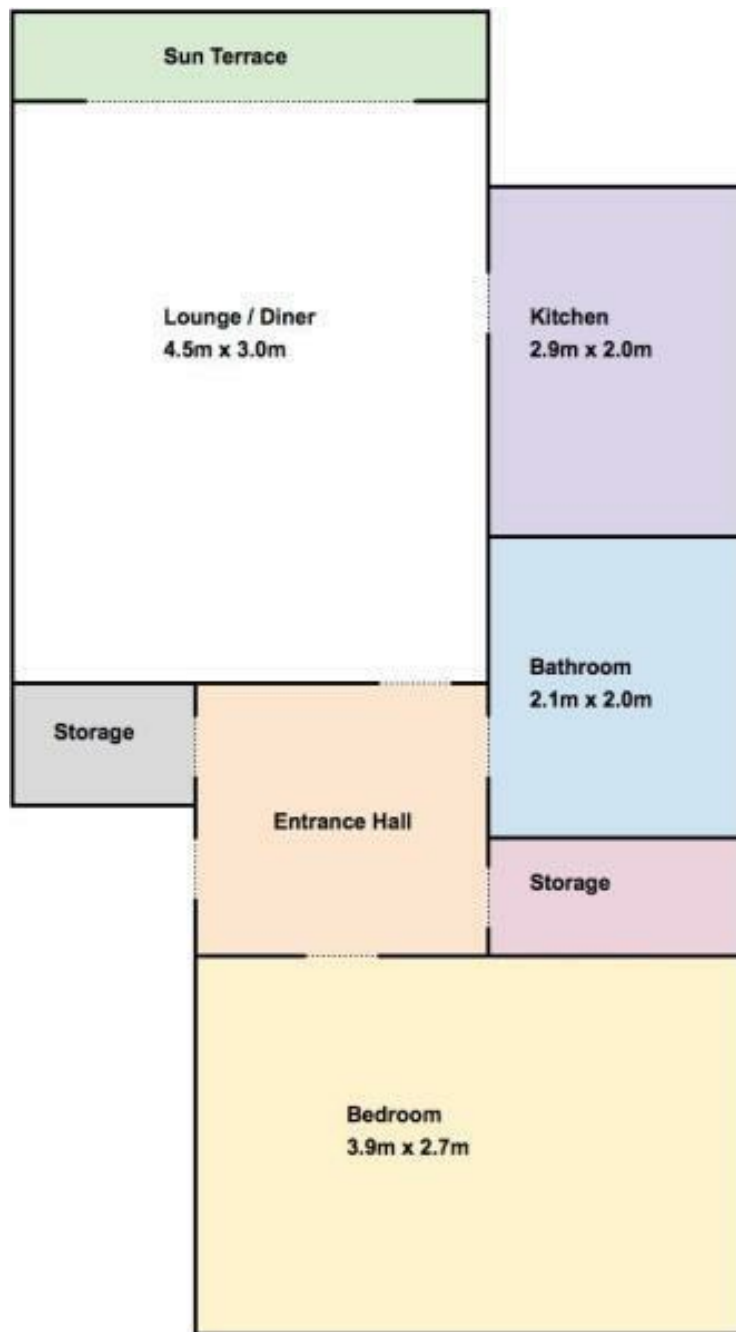
Mains Electricity and mains drainage. Electric Heaters

Broadband and mobile phone service availability can be checked at <https://checker.ofcom.org.uk/>



MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



Tenure:

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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