



**Oliver  
Minton**  
*Sales & Lettings*

**3 Horseshoe Court,  
Thele Avenue Stanstead Abbotts  
SG12 8JA**  
**Offers In Excess Of £220,000**

SHARE OF FREEHOLD.... With the benefit of its own private front door, this rarely available ground floor maisonette is a fabulous buy for first time buyers or investor. The property is 'move-in' ready and benefits from gas central heating, double glazing and modern neutral decor throughout. The accommodation offers: Reception hall, spacious living/dining room, contemporary high gloss kitchen, a generous size double bedroom and a modern bathroom. The communal gardens are beautifully tended with lawn areas and a variety of trees and planting. Allocated parking can be found in the residents car park adjacent. The property is a short distance from all village amenities and St. Margaret's main-line station (Liverpool St. approx. 43 minutes)





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## ACCOMMODATION

Private front door opening to:

### HALL

Door to recessed under stairs storage cupboard. Wood laminate floor. Radiator. Further recessed utility cupboard with space and plumbing for washing machine and storage shelves above.

### LIVING/DINING ROOM 4.60m x 2.97m (15'1" x 9'8")

double glazed window to rear aspect. Radiator. Wood effect flooring. Open doorway through to:

### KITCHEN 3.40m x 1.54m (11'1" x 5'0")

Modern high gloss kitchen fitted soft-closing wall, base and drawer units, complemented by contrasting work surface and matching splash-back. Concealed lighting over work surfaces. 'Blanco' sink unit. Space for upright fridge/freezer. Built-in 'Beko' electric oven with inset induction hob and extractor unit above. Wall-mounted 'Ideal Esprit Eco' gas fired boiler. Ceramic tiled floor. Upvc double glazed window to rear. Ceramic tiled floor.



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## **BEDROOM 3.58m x 2.46m (11'8" x 8'0")**

uPVC double glazed window to front. Radiator. Large recessed double wardrobe cupboard.

## **BATHROOM 2.13m x 1.53m (6'11" x 5'0" )**

Modern white suite: Panel enclosed bath with shower attachment and glazed shower screen. Low level WC Pedestal wash hand basin. Chrome heated towel rail. Extractor fan. Part tiled walls.

## **OUTSIDE**

The property benefits from beautifully maintained communal gardens which are laid to lawn and interspersed with shrubs, colourful planting and mature trees.

## **PARKING**

An allocated parking bay and visitors parking in the adjacent car park.

## **AGENTS NOTE**

The property has a Share of the Freehold, with a Lease of 999 years from 2006. No Ground Rent is paid. The service charge is £95.00 per month (£1140.00 per annum)

## **SERVICES**

All mains services connected: drainage/sewerage, mains gas and electricity.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

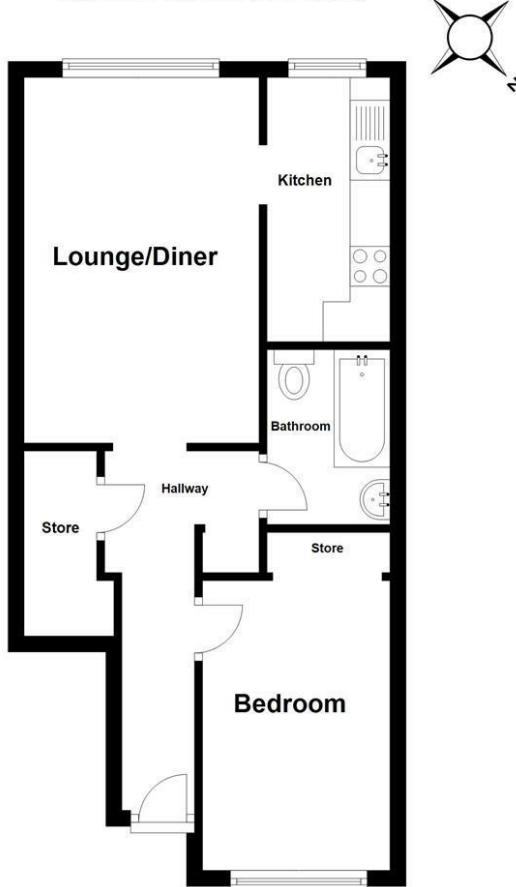


## **MORTGAGE ADVICE**

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**Ground Floor**  
Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 41.7 sq. metres (449.1 sq. feet)

**Horseshoe Court**

**Tenure:** Leasehold

**Council Tax Band: B**

**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	77	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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