



KIRBY
COLLETTI

EST 2004

53 Millers Lane

Stanstead Abbotts SG12 8AF

Price £205,000



CHAIN FREE!! KIRBY COLLETTI are delighted to bring to market this ONE DOUBLE BEDROOM GROUND FLOOR FLAT with direct access and stunning views to the rear overlooking the Mill Stream. Located within minutes walk to this charming Village High Street , River Lea and St Margaret's Railway Station.

The property features 14'9 LOUNGE, KITCHEN, BATHROOM/W.C, SECURITY ENTRY PHONE SYSTEM, UPVC DOUBLE GLAZING and ALLOCATED PARKING.



ACCOMMODATION

Entrance door to:

ENTRANCE HALL

7 x 6 (2.13m x 1.83m)

Laminated wood flooring. Electric heater. Security entry phone handset. Large storage cupboard and large airing cupboard.

LOUNGE

14'9 x 9'9 (4.50m x 2.97m)

Rear aspect uPVC double glazed double doors with access to patio area which overlooks the mill stream. Laminated wood flooring. Coved ceiling. Electric heater. Door to:

KITCHEN

9'9 x 6'5 (2.97m x 1.96m)

Rear aspect uPVC double glazed window. Range of wall and base units. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Stainless steel sink unit.

DOUBLE BEDROOM

12'6 x 8'10 (3.81m x 2.69m)

Front aspect uPVC double glazed window. Electric heater.

BATHROOM/W.C

6'10 x 6'4 (2.08m x 1.93m)

Side aspect uPVC double glazed window. Panel enclosed bath. Low level W.C. Pedestal wash hand basin. Half tiled walls.

OUTSIDE

Allocated Parking and ample visitors bays. Neatly tended lawns which over looks the millstream to the rear

AGENTS NOTES

LEASE: 125 years from 24 March 1990. Approx. 90 years remaining.

SERVICE CHARGE: £2,000 per annum

GROUND RENT: £170 per annum.

COUNCIL TAX: Band C

Road Map



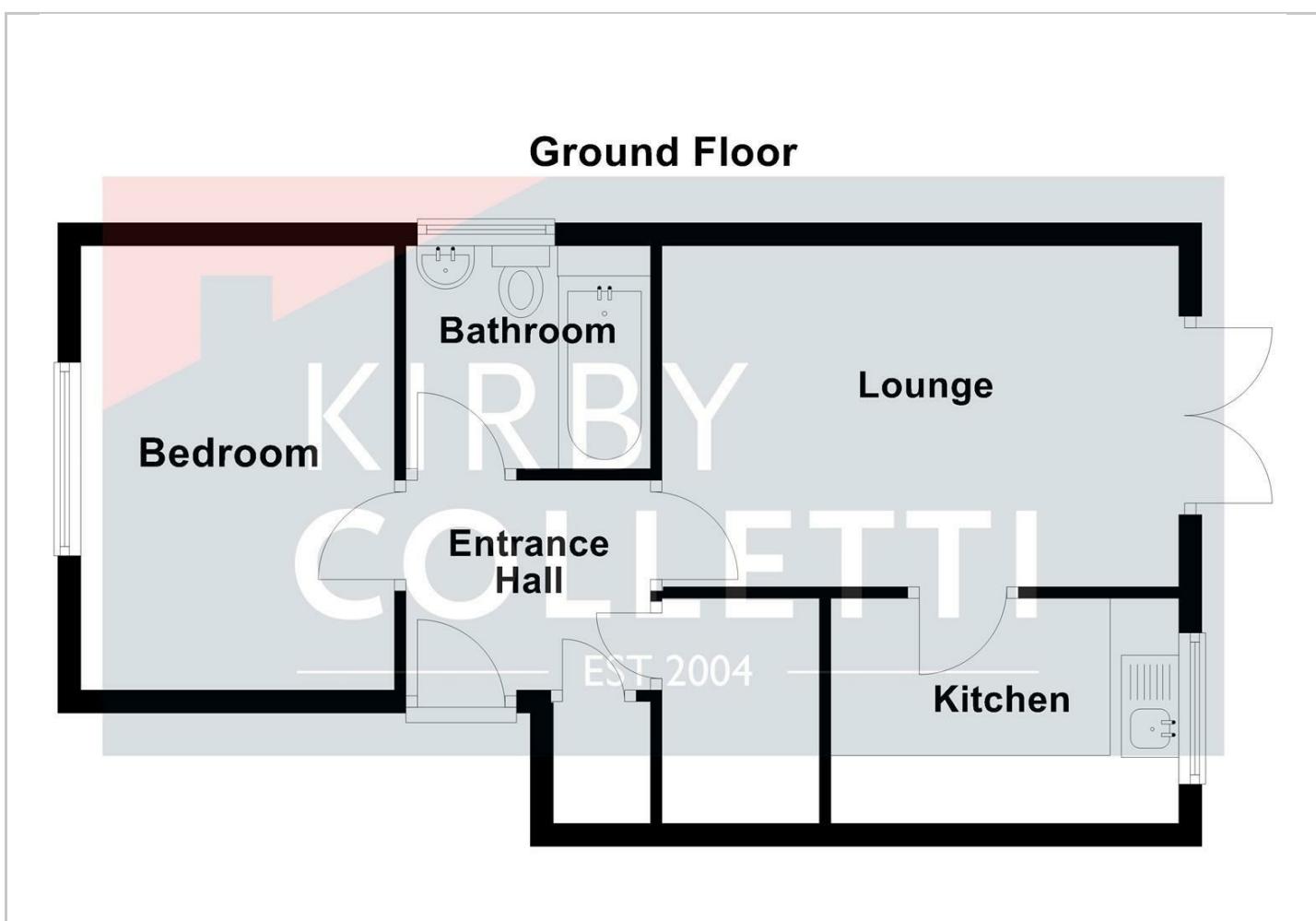
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

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		
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		
EU Directive 2002/91/EC		