



Lee Close, Stanstead Abbotts

£215,000 Leasehold

CHAIN FREE • Off-Road Parking • Open Plan Kitchen Living Area • Juliette Balcony • Modern Bathroom • 0.2 Miles to Station • Close to High Street • Double Glazed Windows



Accommodation Comprises:
Hallway

Lounge/Kitchen/Diner
15' 4" x 16' 1" (4.67m x 4.89m)

Bedroom
9' 5" x 12' 1" (2.87m x 3.68m)

Bathroom

Anti-Money Laundering (AML) Notice
In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.





Keith Ian are pleased to bring to market this well-presented **chain-free** one-bedroom flat, offering modern accommodation arranged across a practical and well-designed layout, ideally suited to owner occupiers and investors alike. The property benefits from a bright open-plan living space with wood flooring and good natural light. The kitchen area is fitted with black gloss units, wooden worktops, and white subway tile splashbacks, providing ample storage and workspace. The living area further benefits from air conditioning and a ceiling fan, while French doors open out and enhance the sense of space and connectivity. The double bedroom is well-proportioned and finished with wood flooring and neutral décor, allowing for flexible furnishing. The bathroom is modern in style and fitted with a walk-in shower, freestanding basin, and heated towel rail, complemented by white subway tiling and wood-effect flooring.

The property is well located, situated approximately 0.2 miles from St Margarets Train Station and within close proximity of the **High Street**, offering convenient access to local shops, cafés, and transport links. Externally, the property features attractive modern brickwork, bay windows, and well-maintained surroundings. Off-road parking is available, adding further convenience.

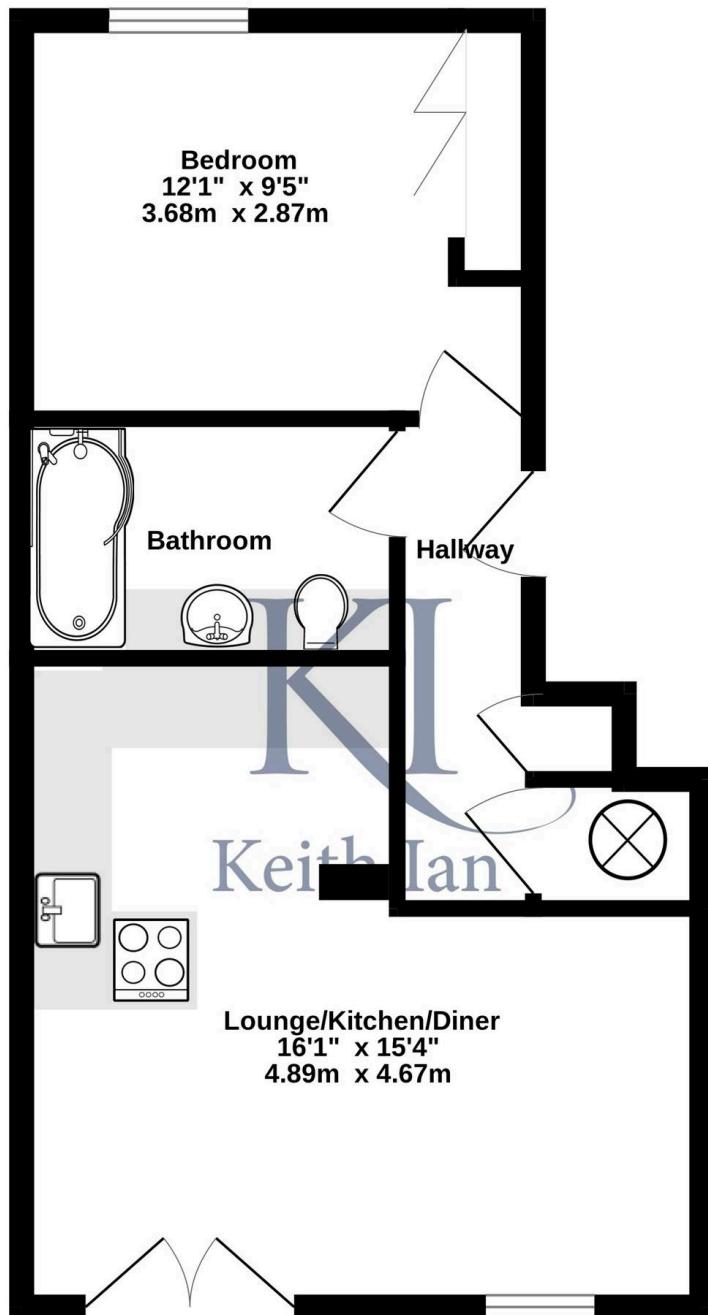
Stanstead Abbotts is a quaint village nestled in Hertfordshire's countryside. It offers a serene retreat just a stone's throw from London. Surrounded by picturesque landscapes and the tranquil River Lee, it provides a peaceful escape from city life while remaining conveniently accessible. The village boasts a charming mix of historic buildings, cosy pubs, and local amenities, fostering a tight-knit community spirit. With its idyllic setting and proximity to nature reserves and walking trails, Stanstead Abbotts is a haven for outdoor enthusiasts. Yet, it's not isolated; excellent rail links from St Margarets station connect residents to London Liverpool Street in under 40 minutes. Whether you seek a peaceful retreat or a convenient commuter base, Stanstead Abbotts offers the best of both worlds.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



TOTAL FLOOR AREA: 421 sq.ft. (39.1 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.

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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/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 checked.