



**Oliver
Minton**
Sales & Lettings

**21 SANVILLE GARDENS,
STANSTEAD ABBOTTS SG12 8GA**
£230,000 LEASEHOLD

A stylish top floor one bedroom apartment with 'Juliet' style balcony located in a popular and convenient location. The well presented accommodation offers: Reception hall, modern fitted kitchen which is open plan to the living/dining room, double bedroom, bathroom, generous loft storage space and allocated parking. Sanville Gardens is a short distance from the High Street which has a variety of shops, doctors and dental surgeries, post office and several pubs/restaurants. St. Margarets main-line railway station offers a frequent service into London Liverpool Street. There are also delightful walks to be enjoyed along the River Lee and the New River navigation.





LOCATION

Sanville Gardens is located just off of Hoddesdon Road and is within close proximity of all the village amenities Stanstead Abbots has to offer with good rail and road links to surrounding towns that provide an excellent range of shopping and leisure facilities

Stanstead Abbots High Street offers a range of facilities including; shops, pubs, restaurants, Co-Op store/ Post Office, pharmacy, doctors and dental surgeries. St Margaret's train station provides frequent service in to London Liverpool Street in approximately 45 minutes. There are delightful walks to be enjoyed along the River Lee navigation as well as the New River.

ACCOMMODATION

Main security entrance door to communal hallway with stairs rising to top floor. Private front door to:

HALL

Wall mounted security entry phone system. Door to airing cupboard housing hot water cylinder. Loft access hatch. Loft is boarded with pull-down ladder and offers double height storage space. Doors off to bedroom, bathroom and open plan kitchen/dining/living room.



OPEN PLAN KITCHEN/DINING/LIVING ROOM
22' x 16' (6.71m x 4.88m) Overall measurement.

KITCHEN AREA Fitted with a range of modern wall and base units with complimentary work surfaces and matching up-risers to splash-back areas. Inset stainless steel one and a half bowl sink and drainer with mixer tap. Built-in electric oven with four ring ceramic hob. Brushed steel splash-back and matching extractor hood above. Space and plumbing for automatic washing machine. Space for tall fridge/freezer. Wall mounted electric panel heater. Upvc double glazed window.

LIVING/DINING AREA Upvc double glazed window plus double doors opening to 'Juliet' style balcony to side aspect. Wood laminate floor. Two wall mounted electric panel heaters.

BEDROOM 11' 10 max" x 10' 7 max" (3.61m x 3.23m) Upvc double glazed window. Range of built-in sliding mirror fronted wardrobe cupboards to one wall. Further large free-standing mirror-fronted wardrobe cupboard with inset pelmet courtesy lighting. Wall mounted electric panel heater.

BATHROOM Fitted with a modern suite comprising: Panel enclosed bath with mixer tap. Independent shower over bath with concertina style glazed screen. Wall mounted vanity wash hand basin. Low flush w.c. with concealed cistern. Complimentary ceramic tiling to walls. Heated towel rail. Extractor fan.

EXTERIOR The apartment is situated in a quiet 'tucked away' part of the road and benefits from allocated parking and there are further visitors spaces also available.

MORTGAGE ADVICE

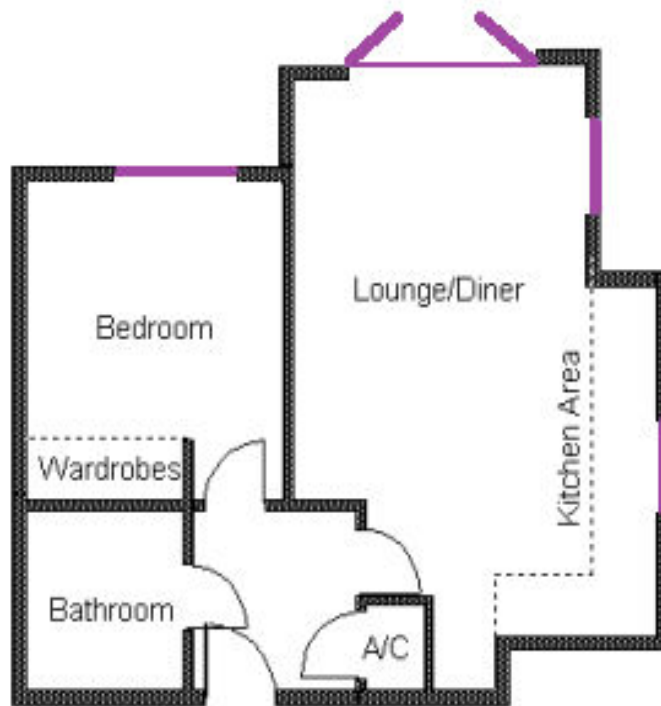
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Tenure : Leasehold

Council Tax Band : TBC

Viewing Arrangements:

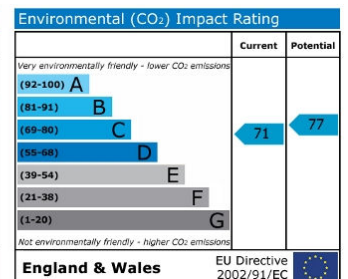
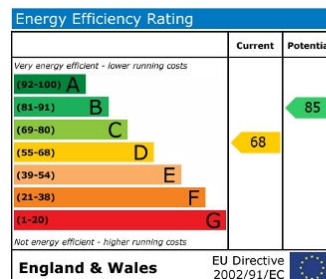
Strictly by appointment

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