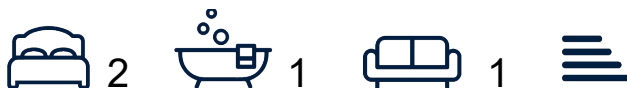




## 34 Sanville Gardens

Stanstead Abbots SG12 8GA

Price £285,000



**\*\*VENDOR SUITED\*\*** KIRBY COLLETTI are delighted to market this SUPERBLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT offering spacious accommodation of approx. 630sq ft. Situated in this sought after development which is within a short walk to Stanstead Abbots Village, River Lea and St Margaret's Railway Station.

The property offers a Bright 19ft Living Room leading onto a Fitted Kitchen, Security Entryphone System, Bathroom/W.C, uPVC Double Glazed Windows, Electric Heating and Allocated Parking.





## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

Front aspect uPVC double glazed window. Electric heater. Security entryphone system. Large cupboard.

### LIVING ROOM

19'8 x 13 (5.99m x 3.96m )  
Rear aspect uPVC double glazed window and Juliette balcony to front. Electric heater. Open to:

### FITTED KITCHEN

10'3 x 7'5 (3.12m x 2.26m )  
Front aspect uPVC double glazed windows. Range of White wall and base units with rolled worksurfaces over. Integrated dishwasher. Built in electric oven and hob with extractor fan above. Plumbing for washing machine. Space fridge/freezer. Recessed ceiling spotlights.

### BEDROOM 1

11'7 x 10'4 (3.53m x 3.15m )  
Rear aspect uPVC double glazed window. Electric heater. Mirror fronted fitted wardrobes.

### BEDROOM 2

11'7 x 7'9 (3.53m x 2.36m)  
Rear aspect uPVC double glazed window. Electric heater.

### BATHROOM/W.C

6'6 x 5'7 (1.98m x 1.70m)  
Panel enclosed bath with mixer tap and separate shower unit, tiled surround and folding glazed shower screen. Low level W.C. Wall mounted wash hand basin. Half tiled walls and tiled floor. Extractor fan. Electric heater.

### OUTSIDE

Allocated parking bay for 1 car.

### AGENTS NOTES

Lease : 125 approx 109 years remaining  
GROUND RENT: £450  
SERVICE CHARGE: £ 1600

## Road Map



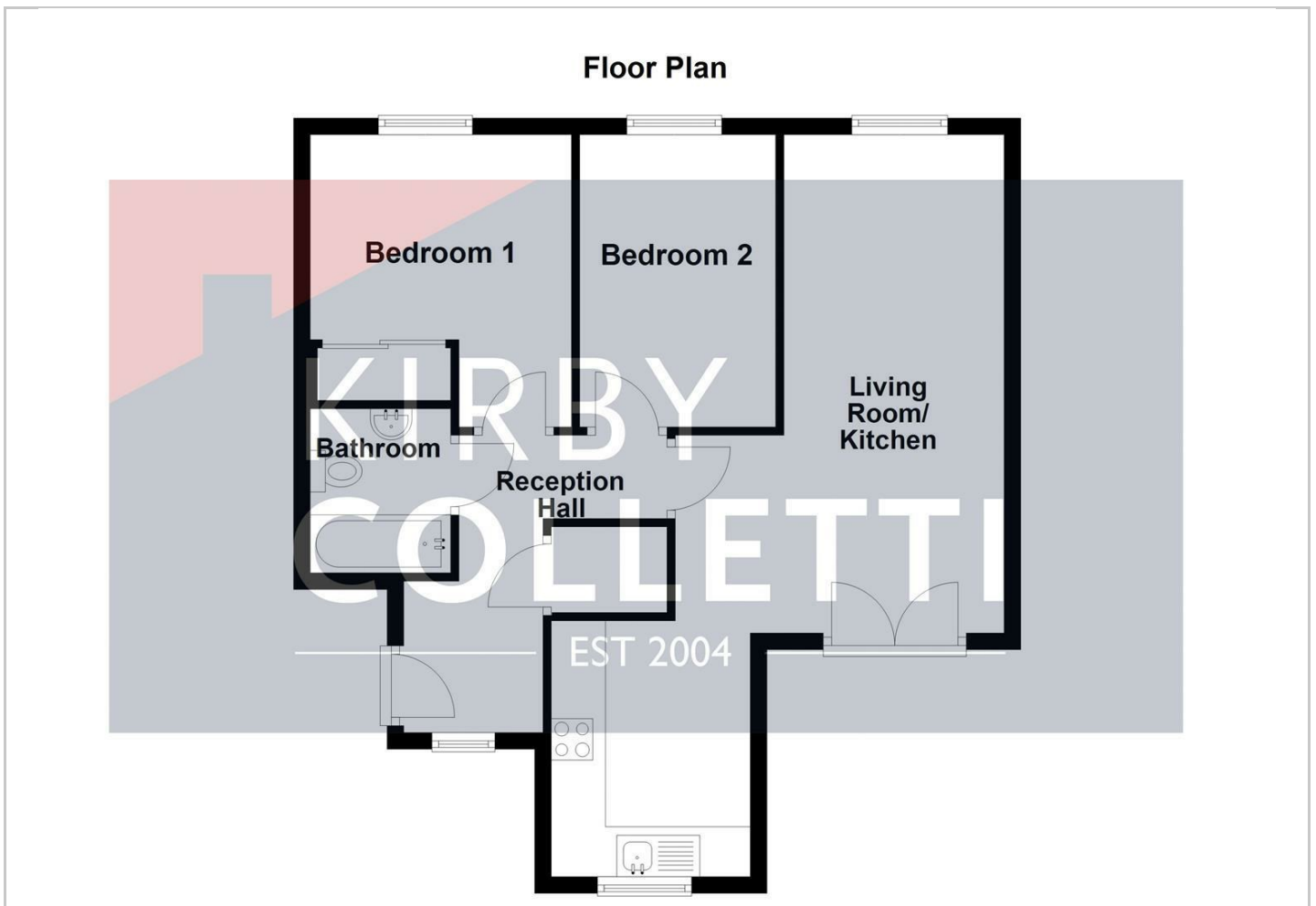
## Hybrid Map



## 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 firm's 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk