



A rarely available, well-appointed penthouse apartment within a stylish warehouse conversion

Standon Mill, Kents Lane, Standon, Ware, SG11

savills

Luxury warehouse style apartment • Top floor with lift access
• Open plan reception area • Private roof terrace with views over the River Rib • Two allocated parking spaces

Local Information

The picturesque village of Standon is just off the A120 and offers a selection of everyday amenities including Post Office, convenience store, traditional family run butchers, bakers, hairdressers, two public houses, St Mary's parish church. There is convenient access to transport links by road via the A10 and M11 and mainline railway connections to London Kings Cross, London Liverpool Street and Cambridge from the nearby market town of Bishop's Stortford. International travel can be easily accessed via Stansted Airport.

About this property

This well-appointed, stylish conversion benefits from secure entry phone entrance hallway with lift and stairs to the fifth floor.

Entering via a set of stairs into the hallway, the double aspect open plan reception room overlooks the River Rib to the side. Doors give access to the terrace which spans the entire apartment and provides space for alfresco dining with river and garden views.

Wooden flooring features throughout the warehouse-style conversion. The fitted, bespoke kitchen provides a range of contrasting custom built wall and base units, granite work tops, and gas hob with extractor canopy; and integrated dishwasher. A water softener is also installed. A washer/dryer can be found in the utility cupboard which is next to

the stairs. Additional storage continues into the spacious dining area. Surround sound is installed throughout the property.

The principal bedroom features built in wardrobes and an en-suite shower room. The second bedroom, also has built in storage. The family bathroom has a roll top bath, wall-mounted hand basin and wc.

The gardens are mainly laid to lawn with mature trees, shrubs and hedge borders with a meandering graveled path to the side of the river. There is an allocated covered parking space plus additional visitor parking. There is also an integrated alarm system and CCTV facility. Telephone and high-speed Broadband are available.

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office. Telephone: +44 (0) 1279 756 800.



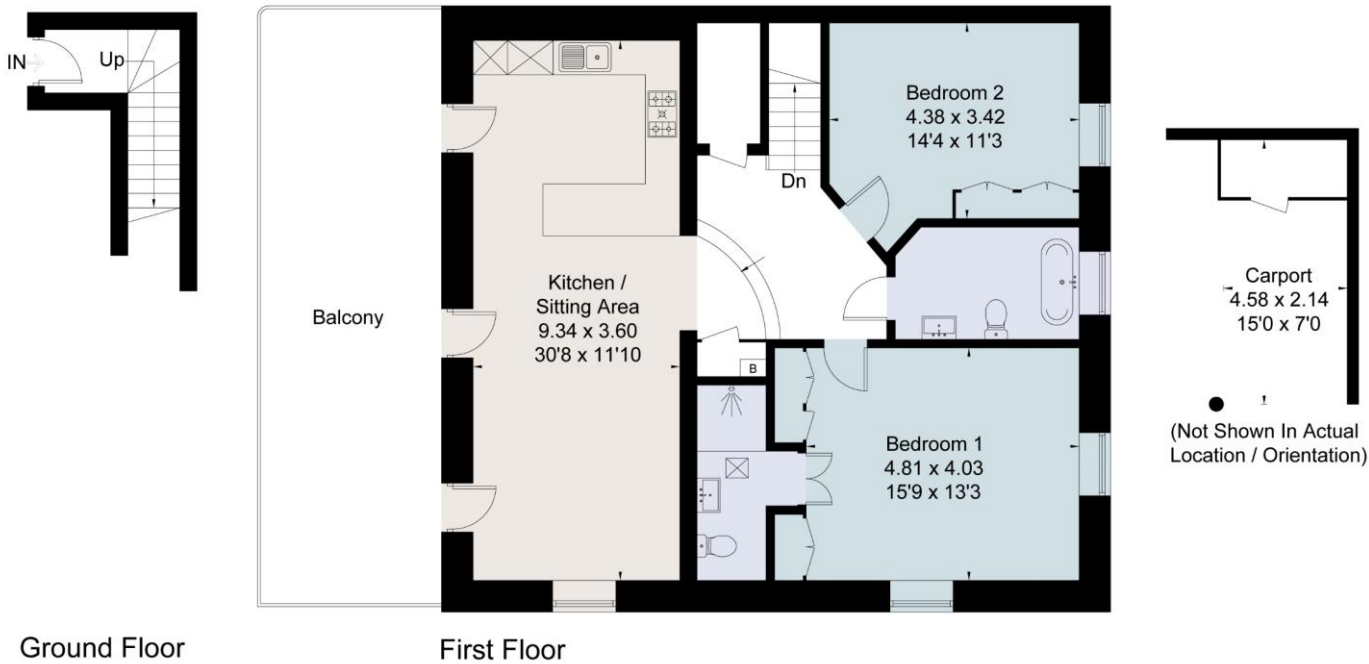


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Approximate Area = 106.6 sq m / 1147 sq ft
(Excluding Carport)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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