



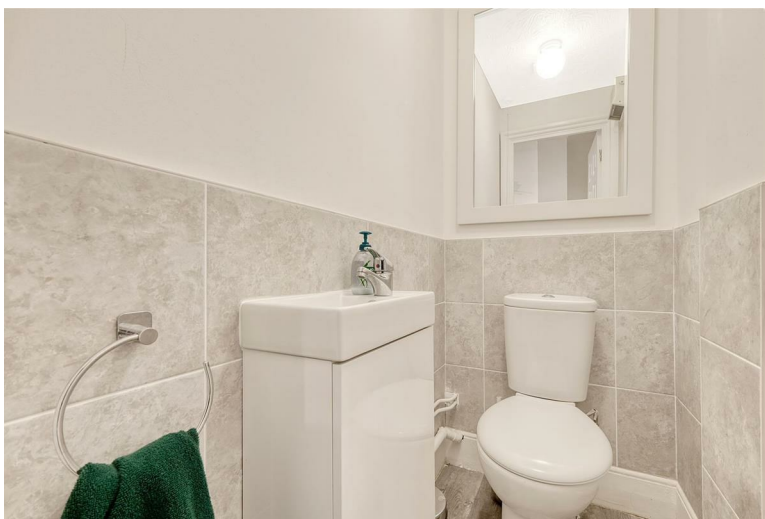
**Oliver  
Minton**  
*Sales & Lettings*

**167 River Meads,  
Stanstead Abbots**  
Hertfordshire SG12 8EU  
**Price Guide £240,000**

#### EXTENDED LEASE...

A pleasantly presented and well maintained top floor one bedroom apartment located in this prestigious riverside development conveniently situated for St. Margaret's main-line railway station and Stanstead Abbots High Street. The property has the great benefits of having an allocated, under cover parking space. In brief, the living accommodation offers: Entrance hall, spacious living room, well-fitted kitchen, double bedroom with en-suite bathroom and separate w/c. Outside there are attractive, well maintained communal gardens and a private, residents only gated access out to the River Lee towpath.





### Location

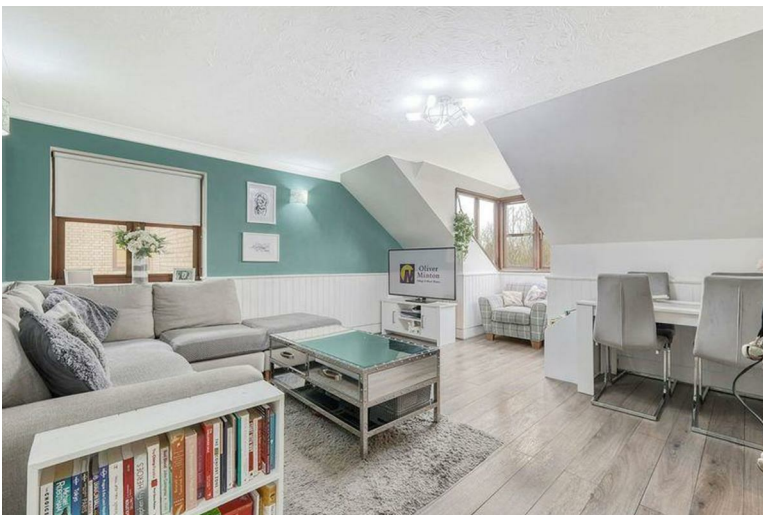
Stanstead Abbots is a thriving commuter village just to the south of the larger market towns of Ware and Hertford. The property is situated in a super riverside complex, ideal for commuters, with St. Margarets main-line station just a couple of minutes walk away; serving London Liverpool Street (approx. 45 minutes) Village amenities include a Co-Op store/post office plus a selection of shops, pubs and restaurants. Nearby Lea Valley Park is perfect for walking, cycling, and fishing and boating.

### Accommodation

Communal entrance door with speaker entry system opening to communal reception hall. Through the first door into the internal atrium and the door to the left has stairs rising to the third floor. Apartment 167 can be found on the right hand side.

### Entrance Hall

Wood laminate flooring. Inset downlighting. Phone entry system. Panelled walls. Electric radiator cover. Fuse box. Ceiling hatch with access to boarded loft for handy storage. Doors to w/c, bedroom, lounge.



### **Living Room / Dining Room 4.357 x 4.413 (14'3" x 14'5")**

Light, bright living room/dining room with panelled walls and painted in soft tones. Enclave area with triple aspect windows offering far-reaching views of the river, railway and countryside. Further window overlooking internal atrium. Electric "Creda" storage heater. Laminate flooring. LED light to ceiling. Further sloped ceiling in dining area.

### **Kitchen 2.431 x 2.486 > 3.773 (7'11" x 8'1" > 12'4")**

Archway entrance. Fitted contemporary kitchen with a range of modern wall and base cabinets with complementary work surfaces over. Part-tiled splash-backs. Inset stainless steel sink and drainer. Space for tall fridge / freezer and washing machine. Built-in breakfast bar. Built-in electric oven/grill with electric "Beko" hob. Brushed steel "Cooke and Lewis" extractor canopy above. Triple aspect windows and enclave housing utility facilities. Laminate flooring. Spotlights to ceiling.

### **Bedroom 4.399 x 3.042 (14'5" x 9'11")**

Light, bright double bedroom with build in mirrored wardrobes to one wall. A deep storage cupboard houses the water tank. Electric radiator. Spotlights to ceiling. Window to rear and side. Door to family bathroom.

### **Bathroom 4.399 x 3.042 (14'5" x 9'11")**

Modern contemporary white suite comprising low level w/c and sink. Panel enclosed bath. Part-tiled walls. Frosted window. Laminate flooring. Large eaves storage space.

### **W/C**

Modern suite comprising low level w/c, sink and toilet. Part-tiled walls. Extractor fan. Laminate floor.

### **Exterior**

There are attractive and well maintained communal gardens with mature planting, areas of lawn and benches. There is a 'residents only' gated pedestrian access out on to the River Lee towpath.

### **Undercover Parking**

There is an allocated under cover parking space for the property with further visitor bays, which require visitor parking permits.

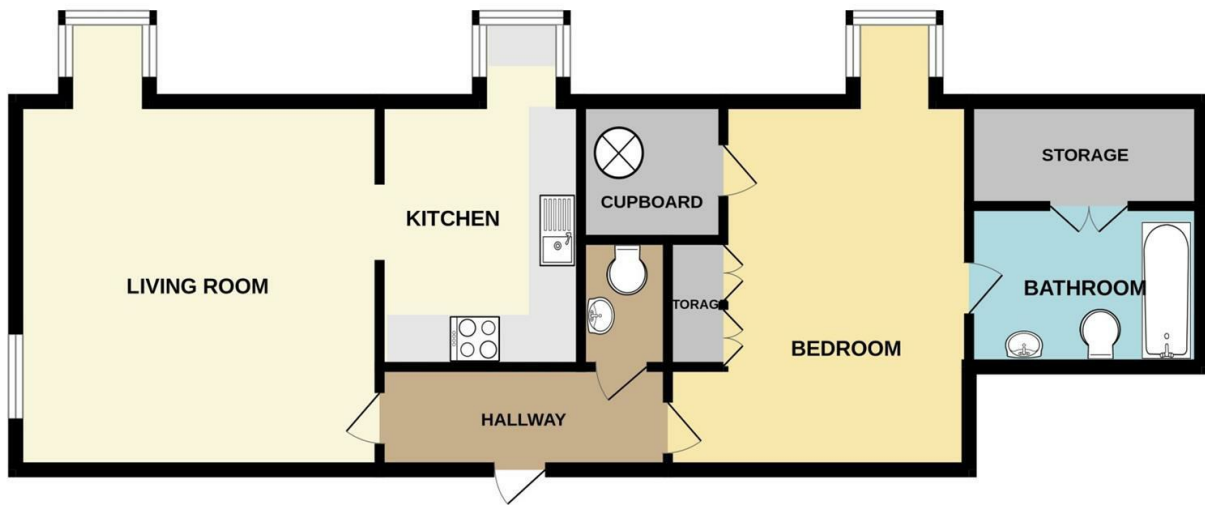
### **Agents Note**

The lease has been extended. 189 years remaining. We are advised by the current owner that: Service charges are currently £160.00 pcm and include water and buildings insurance.

### **Services**

Mains drainage and water.  
Electric storage heating.  
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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.  
 Made with Metropix ©2024

**MORTGAGE ADVICE**

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

**Tenure:** Leasehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

**Email:** sales@oliverminton.com

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**