



**Oliver
Minton**
Sales & Lettings

**22 River Meads,
Stanstead Abbots**

SG12 8EE

Price Guide £250,000

THIS PROPERTY IS A FANTASTIC OPPORTUNITY FOR CASH BUYERS LOOKING FOR A CHAIN FREE PURCHASE.

PRICED TO SELL, THIS GROUND FLOOR APARTMENT PRESENTS AN EXCELLENT INVESTMENT. SITUATED IN A SOUGHT AFTER RIVERSIDE DEVELOPMENT WITHIN WALKING DISTANCE TO ST. MATGARET'S MAIN-LINE STATION, SHOPS AND VILLAGE AMENITIES.
LEASEHOLD WITH 61 YEARS REMAINING





The Property

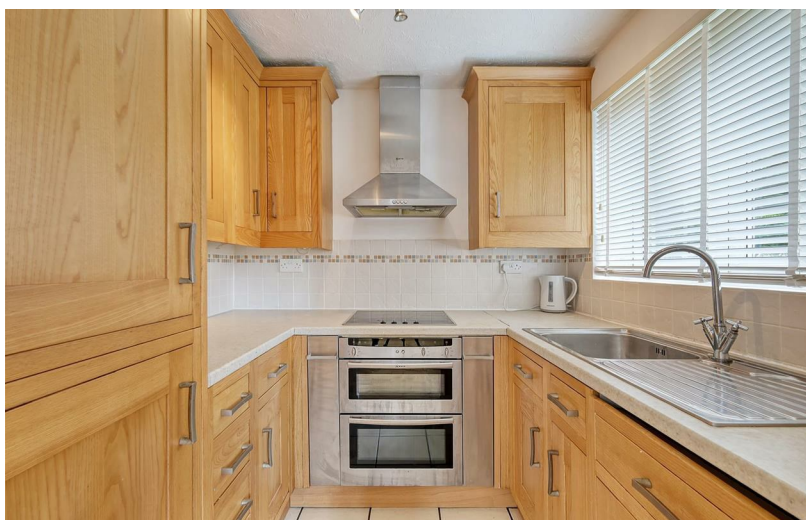
Boasting a spacious layout with a dual aspect reception room, 2 bedrooms, and 1 bathroom, this property offers a comfortable and inviting living space.

In addition to the well-tended communal gardens, this apartment also comes with allocated parking for one vehicle, ensuring convenience for residents.

River Meads is a sought after riverside complex within close proximity of all village amenities. Stanstead Abbots is a thriving village community providing an excellent commuter rail service into London Liverpool Street via St. Margaret's station. Other village amenities are also within a short walk, including a Co-Op store/post office plus a selection of shops, pubs and restaurants plus a regarded primary school. Riverside walks along the River Lee towpath are adjacent, together with Lea Valley Regional Park which is located close-by.

Accommodation

Communal entrance door opening to hallway. Go through the door straight in front and Apartment 22 can be found on the right hand side. Apartment door opening to:





Hall

Wall mounted security entrance phone. Recessed storage cupboard. Solid wood block flooring.

Living/Dining Room 4.60m x 4.00 (15'1" x 13'1")

Wide Upvc double glazed window to rear overlooking the communal gardens and the River Lee beyond. Additional frosted side window. Solid wood block flooring. Radiator. Archway through to:

Kitchen 2.09m x 1.91m (6'10" x 6'3")

Fitted with a range of wall and base units with roll-edge work surfaces over. Inset stainless steel sink and drainer. Tiled splash-backs. Integrated washing machine and fridge/freezer. Built-in double oven/grill with four ring ceramic hob over. Brushed steel extractor canopy above. Tiled floor. Upvc double glazed window.



Bedroom One 3.87m x 2.60 (12'8" x 8'6")

Upvc double glazed window to front. Radiator. Range of wardrobe cupboards to one wall.

Bedroom Two 2.35m x 2.09m (7'8" x 6'10")

Upvc double glazed window to front. Radiator.

Shower Room

Contemporary white suite: Circular glass wash hand basin with chrome mixer tap. Low level w.c. with concealed cistern. Large shower with 'rainfall' shower head, hand held attachment and jet streams enclosed by a curved glazed screen. Chrome heated towel rail. Fully tiled walls with recessed shelf and inset lighting. Chrome heated towel rail. Airing cupboard housing hot water tank and 'Heatrae Sadia' compact electric flow boiler.



Exterior

There is an allocated parking space in the adjacent residents car park plus further casual visitors parking close by. The property benefits from the use of attractive well maintained communal gardens that extend down towards to the River Lee.

Services

Mains services: Electricity, mains drainage. 'Heatrae Sadia' compact electric flow boiler, heats hot water for radiator systems.

Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Agents Note

CASH BUYERS ONLY. The price reflects the length of lease remaining which is 61 years.

The onus will be on an incoming buyer to extend the lease should they wish to do so.

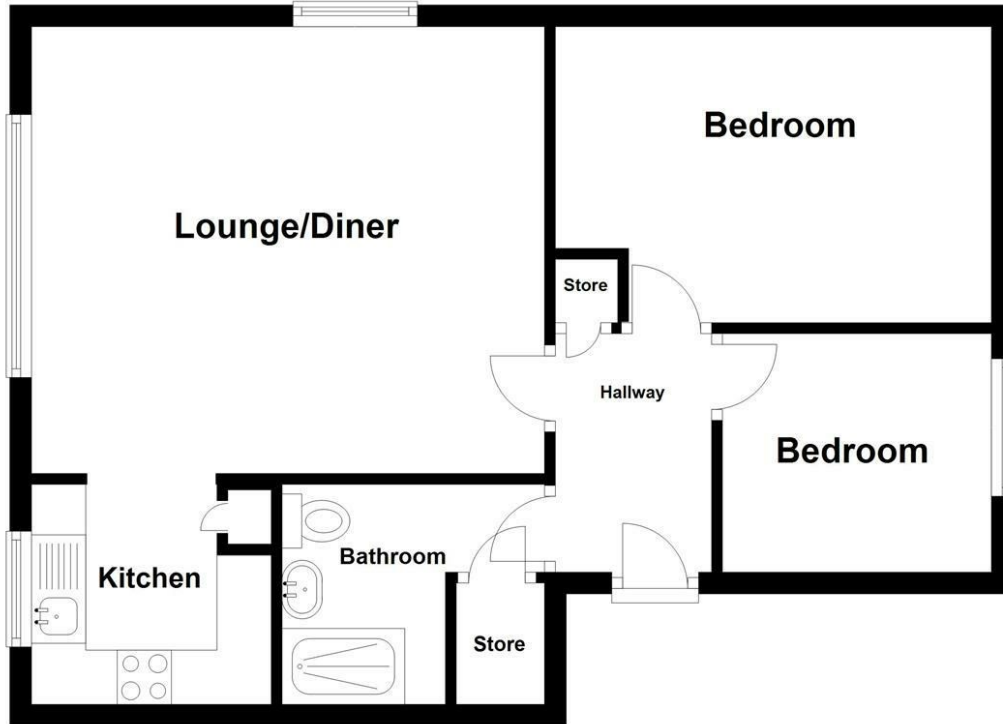
Service charges: £2689.52 (includes buildings insurance)

Ground Rent: £160.00 PA



Ground Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 50.2 sq. metres (540.0 sq. feet)

Riversmead

Tenure: Leasehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	62
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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