



**Oliver
Minton**
Sales & Lettings

**104 River Meads,
Stanstead Abbots**

Herts SG12 8EL

Price Guide £255,000

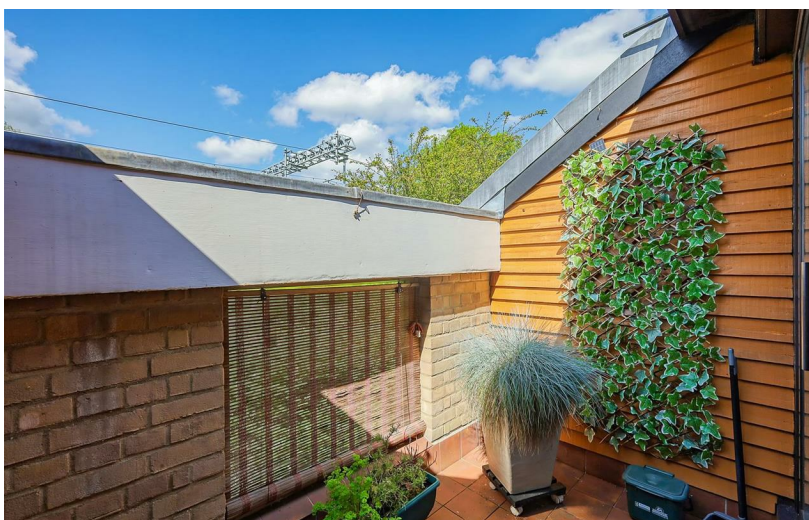
CHAIN FREE AND EXTENDED LEASE:

Oliver Minton Estate Agents are pleased to offer this well presented first floor apartment located in the sought after River Meads development. This is one of the most popular style apartments, benefitting from TWO SOUTH FACING PRIVATE BALCONIES, one accessed from the living room and the other from the bedroom.

The accommodation in brief comprises; Living/dining room, fitted kitchen, double bedroom and bathroom.

Close to both St Margaret's mainline train station and the High Street, the property also has an allocated parking space and delightful communal gardens adjacent to the River Lee with residents gated access out to the towpath.





Accommodation

Communal door and hallway with stairs up. Upon reaching the first floor keep left. Once through the door at the end of the corridor, turn right and the property will be found a short way down down on the left hand side.

Apartment Door 104

Opening to:

Hall

Electric storage heater. Wood laminate floor. Door to airing cupboard housing pre-lagged hot water cylinder. Doors off to living room, bedroom and bathroom.

Living Room 4.98m x 3.94m (16'4" x 12'11")

Quality wood laminate flooring. Electric storage heater. Wide sliding doors opening to the south facing balcony, A lovely private, personal outside space with tiled flooring.



Kitchen 2.67m x 1.79m (8'9" x 5'10")

Fitted with a range of wall and base units with complementary work surfaces over. Tiled splash-backs. Inset stainless steel sink and drainer with mixer tap. Tall fridge freezer and washing machine to remain. Built-in 'Whirlpool' oven/grill with 'Belling Touchtronic' ceramic hob over. Extractor fan above. Extractor fan.



Bedroom 4.95m >4.15m x 3.08m (16'2" >13'7" x 10'1")

Recently installed Upvc sliding doors opening to the balcony. Built-in sliding door wardrobe cupboards to one wall. Electric panel heater. Wood laminate flooring.



Bathroom 1.98m x 1.69m (6'5" x 5'6")

White Suite: Panel enclosed bath with wall mounted shower. Pedestal wash hand basin. Low level w.c. Bathroom cabinet. Extractor fan.

Exterior

The property sits in beautifully maintained communal gardens that are adjacent to the River Lee. There is a private gated residents access out to the river towpath.

Allocated Parking

There is an allocated parking space for one car within the main car park. There are also casual/visitor spaces here. Please be advised this is RESIDENTS PERMIT PARKING.

Agents Note:

Extended Lease: 20th Oct 2016 to 28th February 2178 (153 years remaining)

Service charges (to include water and buildings insurance)

Service Charges: 01/01/24 - 31/12/24
£1,694.50

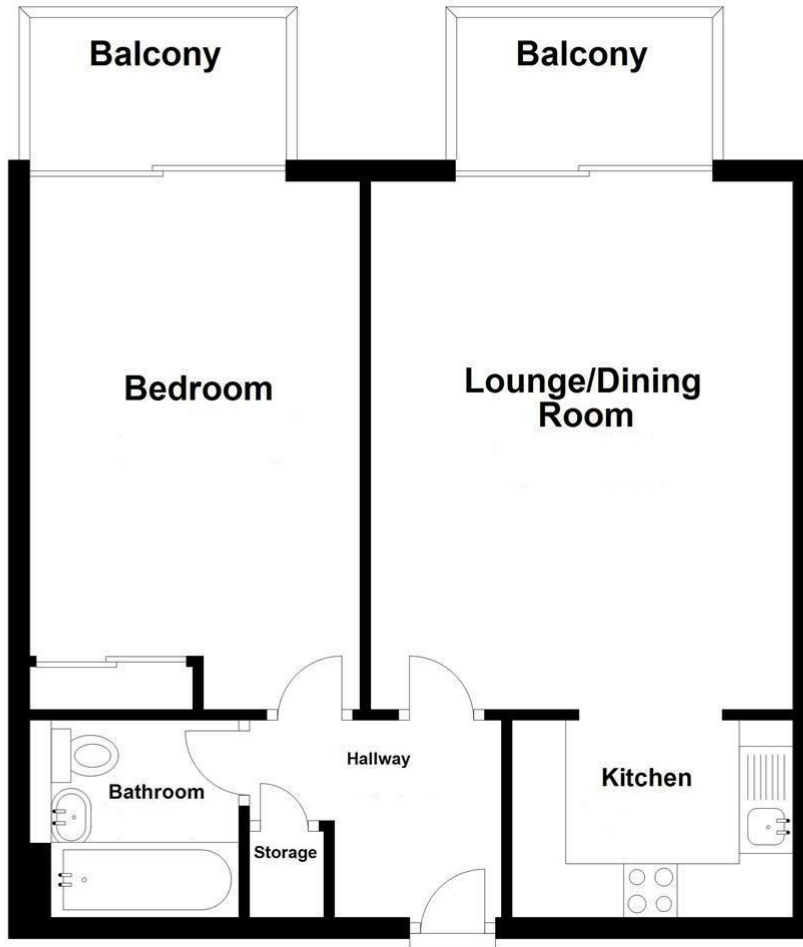
Reserve Fund: 01/01/24 - 31/12/24 £552.50



Services

Mains services connected: Electric heating, mains drainage. (No gas) Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

First Floor



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 412600. 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

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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.