



**Oliver
Minton**
Sales & Lettings

**177 River Meads
Stanstead Abbots**

Herts SG12 8EU

Price Guide £215,000



CHAIN FREE: First floor one bedroom apartment located in this popular riverside development close to the main-line train station and the High Street facilities.

Benefitting from an **EXTENDED LEASE**, allocated parking space, further visitor parking, attractive communal gardens and secure, gated pedestrian access on to the River Lee towpath.

Accommodation comprises; communal front door with speaker entry system, spacious living/dining room, fitted kitchen, generous double bedroom and bathroom.

St Margaret's train station provides services London Liverpool Street in approximately 45 minutes. The High Street provides a range of facilities including a variety of shops including a Co-Op supermarket/Post Office and pubs/restaurants.

The River Lea towpath offers delightful riverside walks, whilst Lea Valley Park and Nature Reserve are close by. The larger towns of Ware, Hoddesdon and Hertford are within a short driving distance providing excellent road links via the A10, M25 and M11.

ACCOMMODATION

Communal entrance door. As you enter ,go through to the atrium and take the staircase to the right up to the first floor. Flat 177 can be found through the door, just to the right hand side.

APARTMENT DOOR

Opening to hallway.

HALLWAY

Wall mounted security entry phone system. Electric heater.

LIVING/DINING ROOM 5.54m x 3.76m (18'2" x 12'4")

Three windows to one side of the room overlooking the communal gardens. Electric storage heater. Open arch through to:

KITCHEN 2.48m x 2.31m (8'1" x 7'6")

Fitted with a range of wall and base units with complementary work surfaces. Inset sink and drainer. Tiled splash-backs. Built-in oven/grill with four ring ceramic hob over. Brushed steel extractor canopy above. Free standing fridge freezer and washing machine.

BEDROOM 3.87m x 3.36m (12'8" x 11'0")

Generous double bedroom with window overlooking the atrium. Range of built-in mirror fronted wardrobe cupboards to one wall.

BATHROOM

Panel enclosed bath with over-bath shower. Pedestal wash hand basin. Low level w.c. Tiled walls. Extractor fan. Door to large storage cupboard that also housing pre-lagged hot water cylinder.

EXTERIOR

The development enjoys well tended communal gardens for the use of residents only. There is also a security gated access out to the River Lee towpath.

PERMIT PARKING

The apartment benefits from a numbered and allocated parking space. There are also designated parking bays for visitors.

AGENTS NOTE

Extended Lease March 1989 to February 2178.

154 years remaining.

Service charges £2230.00 per year.

Peppercorn Ground Rent

SERVICES

Main services connected: Electricity, mains water and drainage.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 102 (plus) A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 74 | 83 |
| 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

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