



**Oliver
Minton**
Sales & Lettings

**83 River Meads,
Stanstead Abbotts**

SG12 8EF

Price Guide £279,250

*** EXTENDED LEASE AND CHAIN FREE * SOUGHT AFTER RIVERSIDE COMPLEX * CLOSE TO HIGH STREET AND ST. MARGARET'S STATION****

This two bedroom ground floor apartment is a particularly nice example which occupies a great spot on this highly sought after development offering views from the living room and kitchen windows out across the lovely communal gardens and the River Lee beyond. The spacious accommodation has been beautifully maintained to include Upvc double glazing throughout and a modern kitchen and shower room.

The layout provides: Communal front door with security entry-phone system. Apartment entrance door into reception hall. Light and bright living / dining room with dual aspect windows, modern fitted kitchen, two good size bedrooms and a contemporary shower room. There are well-tended communal gardens and allocated parking.

Stanstead Abbotts is a sought after commuter village with plenty of amenities some of which include: a Co-Op store/post office, a selection of shops, pubs and restaurants and a regarded Primary school. Nearby Lea Valley Park is perfect for walking, cycling, and fishing and boating.

St Margaret's station which is within just a few minutes walk of the property provides services to London's Liverpool Street. (45 mins. approx) Excellent road links are available via the A10 and M25 with Stansted, Airport, within comfortable driving distance.



Accommodation

Main door with entry phone system opening to communal hallway. The apartment is on the ground floor and can be found on the left hand side. Door opening to:

Hall

Wall mounted security entry phone. Parquet flooring. Door to recessed storage cupboard.

Living/Dining Room 4.76m x 4.11m (15'7" x 13'5")

Lovely light and bright room with dual aspect windows, one to side and a wide picture window to the rear overlooking the lovely communal gardens and River Lee beyond. Wall mounted 'De-Longhi' electric panel heater. Archway through to:

Kitchen 2.23m x 2.00m (7'3" x 6'6")

Modern fitted kitchen with a range of wall and base units with complementary work surfaces over. Inset stainless steel sink and drainer. Tiled splash-backs. Built-in electric oven/grill with four ring ceramic hob over. Brushed steel extractor canopy above. Integrated fridge/freezer and washer/dryer. Double glazed window overlooking the communal gardens.





Bedroom One 3.88m x 2.72m (12'8" x 8'11")

Double glazed window with fitted blind. Wall mounted 'Dimplex' programmable electric heater. Range of modern, free-standing bedroom furniture to include a bank of wardrobe cupboards, large chest of drawers and matching bedside cabinets. Ceiling fan light.

Bedroom Two 2.43m x 2.22m (7'11" x 7'3")

Double glazed window with fitted blind. Wall mounted electric heater.

Shower Room

Fitted with a contemporary modern suite: Double size walk-in shower with large rain-fall shower head and hand held attachment. Glazed screen. Vanity wash hand basin with cupboard below. Low level w.c. with concealed cistern. Recessed wall mounted mirror. Fully tiled walls and floor. Door to airing cupboard housing hot water cylinder. Extractor fan.

Exterior

Communal Gardens

The gardens are beautifully tended and maintained with lawn, mature trees and planting.

Parking

The property benefits from one allocated parking space.

Services

Mains services connected: Electric heating, mains water and drainage. No gas to this property. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Agents Note

We are advised service charges for the year 2025 are £2953.59
Extended Lease: Lease term remaining 157 years.
Some items of furniture available by separate negotiation. Please ask for further details.

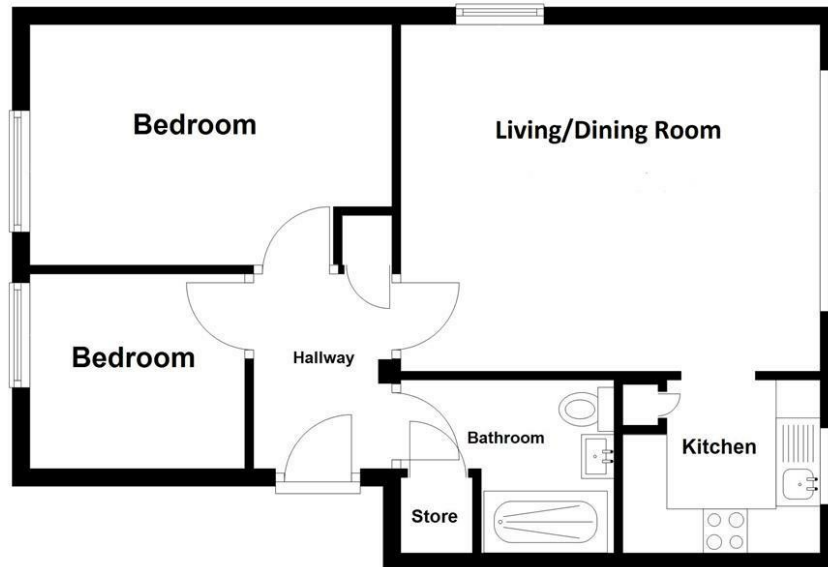


MORTGAGE ADVICE

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Ground Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



Total area: approx. 50.4 sq. metres (542.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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River Meads

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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