



**Oliver
Minton**
Sales & Lettings

**125 River Meads,
Stanstead Abbots**

SG12 8EE

Price Guide £285,000

CHAIN FREE AND EXTENDED LEASE...

A spacious, two double bedroom, first floor apartment located in this prestigious riverside development conveniently situated for St. Margaret's main-line station and Stanstead Abbots High Street.

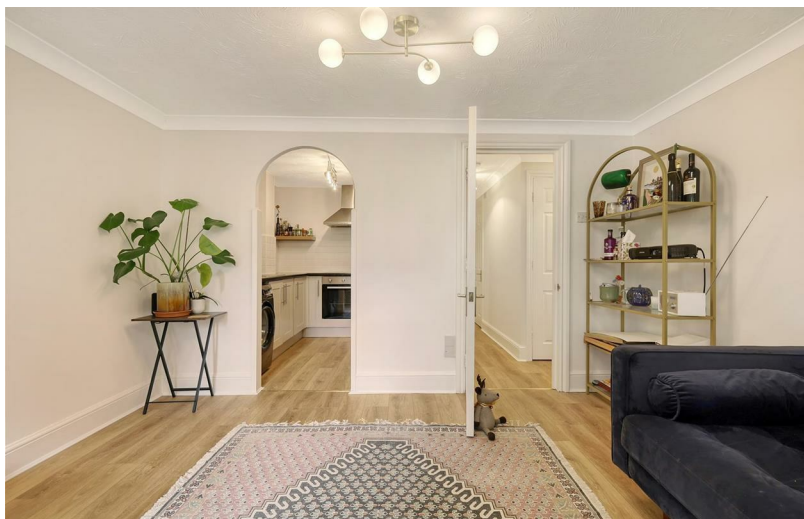
Well presented throughout, the property has recently had the electric heating upgraded to modern, slim-line wall heaters and the apartment also benefits from two allocated parking spaces, one being under cover, the other conveniently placed by the main door to the block.

In brief the accommodation comprises: Entrance hall, spacious living room with views over the communal gardens and the River Lee beyond, a modern fitted kitchen, two double bedrooms and bathroom.

Outside there are attractive, mature and well-tended communal gardens and a private, residents gated access out to the River Lee towpath.

Stanstead Abbots is a popular commuter village with a good range of local shops, public houses and restaurants. Set in the heart of the Lea Valley there are beautiful riverside walks cycle routes with some of East Hertfordshire's most beautiful countryside on your doorstep, including the Lea Valley Regional Park and Amwell Nature Reserve.

St Margaret's station is just a short stroll away and offers commuter services to Tottenham Hale and London Liverpool Street. Excellent road links are available via the A10, A414 and M25. The larger towns of Ware, Hertford, Hoddesdon and Harlow are a short drive away and offer a comprehensive range of shopping and leisure activities



Accommodation

Communal security entrance door. Stairs to first floor. Number 125 can be found through the door at the top of the stairs and to the right hand side of the hall. Apartment door opens to:

Hallway

Wall mounted security entry phone. Fitted shelving. Wall mounted 'Dimplex' electric heater. Deep recessed storage cupboard. Engineered vinyl flooring.

Living Room 3.86m x 3.73m (12'7" x 12'2")

Double glazed window overlooking the communal gardens and River Lee beyond. Slim-line electric panel heater. Engineered vinyl flooring. Open archway through to:

Kitchen 2.49m x 2.10m (8'2" x 6'10")

Fitted with a range of wall and base cabinets with complementary work-surfaces over. Tiled splash-backs. Inset stainless steel one and a half bowl sink and drainer. Built-in oven/grill with ceramic hob over. Brushed steel extractor canopy above. Space for tall fridge/freezer. Space and plumbing for washing machine. Engineered vinyl flooring.



Bedroom One 3.85m x 3.34m (12'7" x 10'11")

Double glazed window. Range of built-in mirror fronted wardrobe cupboards. Slim-line electric panel heater.

Bedroom Two 3.53m x 2.16m (11'6" x 7'1")

Double glazed window. Slim-line electric panel heater.

Bathroom

White suite; Panel enclosed bath. Pedestal wash hand basin. Low flush w.c. Tiled walls. Deep, recessed storage cupboard. Extractor fan. Frosted window.

Exterior

The communal gardens are well-tended, laid to lawn with mature trees and planting, with benches interspersed providing a lovely outside space to sit. A residents-only secure gated access leads out to the River Lee towpath.

Permit Parking

The apartment also benefits from two allocated parking spaces, one under cover and one outside, together with clearly marked visitors parking bays.

Services

Mains services: Electricity, mains water and drainage.
Heating provided by recently installed modern, slim-line electric wall heaters.
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Agents Note

Term of lease from February 2023 to February 2178. 153 years remaining.
Service charges £2550.71 per annum to include building insurance and water.
Peppercorn ground rent.



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

Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



Total area: approx. 49.0 sq. metres (527.1 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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Plan produced using PlanUp.

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	83	85
(69-80) C		
(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.

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