



**Oliver
Minton**
Sales & Lettings

**128 River Meads,
Stanstead Abbots**

Herts SG12 8EL

Price Guide £275,000

RIVERSIDE COMPLEX ** LONG LEASE TWO PARKING SPACES, ONE UNDER COVER ** MODERN LAYOUT ****

Oliver Minton are pleased to offer this lovely example of a 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.

The modern layout is well presented throughout with a spacious entrance hall, open plan living/dining kitchen area, with views over the communal gardens and the River Lee beyond, two double bedrooms and bathroom.

The apartment also benefits from two allocated parking spaces, one being under cover, the other conveniently placed in the main car parking area.

The attractive, mature and well-tended communal gardens provide a lovely place to sit and relax and there is a 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 from the property 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 front door with speaker entry system opening to communal entrance hall. Stairs leading up to the first floor. Go through the door, turn right and the apartment is on the right hand side.

ENTRANCE HALL

Wall mounted electric heater, speaker entry phone system, wood laminate floor and doors leading to bedroom accommodation, bathroom and living room.

OPEN PLAN LIVING ROOM / KITCHEN 7.36m in length (24'1" in length)

Spacious open plan room complemented by wood laminate flooring throughout.

LIVING AREA 3.52m x 4.80m (11'6" x 15'8")

Window to front aspect overlooking the communal gardens and River Lee beyond. Wall mounted electric panel radiator. Open plan to:



KITCHEN AREA 3.09m x 2.60m (10'1" x 8'6")

The kitchen area is fitted with a range of wall and base units with complementary work surface over and matching breakfast bar. Inset one and a half bowl sink and drainer with mixer tap. Integrated dishwasher. Built-in oven/grill with four ring ceramic hob, glass splash-back and extractor over. Free standing fridge/freezer and washing machine to remain.

BEDROOM ONE 3.97m x 3.40 (13'0" x 11'1")

Plus door recess. Generous room with window to front aspect with views towards the river. Wall mounted electric panel heater.

BEDROOM TWO 2.86m x 2.65m (9'4" x 8'8")

Wall mounted electric panel heater and window overlooking internal atrium.

BATHROOM 2.44m x 1.93m (8'0" x 6'3")

White suite comprising; Panel enclosed bath with shower attachment and glazed screen. Low level w.c with concealed cistern. Vanity wash hand basin with cupboard below. Chrome heated towel rail. Wall mounted mirror. Shaver point. Fully tiled walls and floor. Airing cupboard housing hot water tank.

COMMUNAL GARDENS

There are attractive and well maintained communal gardens with mature planting, areas of lawn and benches. There is private, gated pedestrian access on to the River Lee towpath for the use of River Meads residents only that provides lovely long walks or just a stroll down into the village.

PERMIT PARKING

The apartment benefits from two parking spaces, one in the main car parking area, the other under cover, beneath the building. Two visitors permits are also held.

AGENTS NOTE

The lease has been extended: 1 March 1989 to 28 February 2178. 189 years remaining. No Ground Rent.

Owner advises that service charges are £240.00 per month which include Buildings Insurance and Water Rates.

SERVICES

Mains services: Water, sewerage and electricity. Heating provided by wall mounted electric panel heaters.

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



First Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 61.5 sq. metres (662.2 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

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: D

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		77
(55-68) D	60	
(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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