



River Meads | Stanstead Abbots | Ware | SG12 8EE

Price £237,500



[iwestates.com](https://www.iwestates.com)

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Nestled in the charming village of Stanstead Abbotts, this Top floor apartment in River Meads offers a perfect blend of comfort and convenience. Boasting a Large living room with direct River views, two inviting bedrooms and bathroom.

Situated in a picturesque location, this apartment provides a peaceful retreat from the hustle and bustle of city life. The quaint village of Stanstead Abbotts offers a range of amenities, including local shops, cafes, and scenic riverside walks and rail link to London Liverpool St, ensuring that you have everything you need right at your doorstep.

Whether you're a first-time buyer looking to step onto the property ladder or a Buy to let investor looking for a great rental property, this apartment caters to a variety of lifestyles. The well-proportioned rooms are perfect for relaxing or entertaining.

With its convenient location and charming surroundings, this apartment in River Meads presents a wonderful opportunity to embrace a peaceful village lifestyle. Don't miss out on the chance to make this lovely property your new home.

- TOP FLOOR APARTMENT
- LEASE TO BE EXTENDED
- LARGE LIVING ROOM
- ENTRANCE HALLWAY
- OFFERED CHAIN FREE
- DIRECT RIVER VIEWS
- TWO BEDROOMS
- SEPARATE FITTED KITCHEN
- BATHROOM
- BUY TO LET YIELD 6%





ENTRANCE HALL

7'3" x 4'9" (2.21 x 1.45)

Wood panel door into; Built-in cupboard. Security telephone entry system. Painted walls, Laminate flooring, ceiling light, smoke alarm. Wall Mounted electric storage heater. Doors off to living accommodation;

BATHROOM

7'0" x 6'6" (2.13 x 1.98)

2.13m x 1.98m

LIVING ROOM

18'6" into bay x 13'6" (5.64 into bay x 4.11)

Wood panel door into; Feature double glazed box bay window to front aspect overlooking the River Lea, power points, Painted walls, laminate flooring. Two feature lights. TV point. Wall mounted electric storage heater. Open arch through to kitchen;



KITCHEN

7'4" x 6'8" (2.24 x 2.03)

Separate Kitchen with range of matching wall and base units. UPVc double glazed window to front aspect overlooking the River Lea and communal gardens. Sink with mixer tap. Space and plumbing for Washing machine. Space for tall standing fridge/freezer. Space for electric oven/grill with electric hob. Painted walls, Tiled splash-backs;

BEDROOM ONE

14'10" x 9'3" (4.52 x 2.82)

Wood panel door into; Painted walls, carpet flooring. Pendant light. Upvc double glazed square bay window. Electric Storage heater. Built in Wardrobes;

BEDROOM TWO

11'3" x 7'3" (3.43 x 2.21)

Wood panel door into; Painted walls, carpet flooring. Upvc double glazed square bay window to rear aspect. Wall mounted electric Storage heater. Pendant light. Fitted Storage units;

OUTSIDE

Well kept communal gardens with direct views of the River Lea. Access to Village High Street and River Tow path.

PARKING

Allocated Parking

AGENTS NOTE

We are advised by the vendors of the following:



Lease length 157 years approx Once extended

Service Charges £2,400 PA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		74	78
(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	

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