

# shepherds

A better home  
moving experience



149 River Meads

Stanstead Abbotts, SG12 8EL

**Price Guide £198,000**



# 149 River Meads

Stanstead Abbotts, SG12 8EL

Riverside Apartment in Characterful Maltings Conversion - CHAIN FREE

Set within a charming converted maltings building, this well-proportioned one-bedroom second-floor apartment enjoys a peaceful RIVERSIDE SETTING and beautifully maintained communal gardens. The property features a spacious 14' lounge/diner, a contemporary refitted kitchen, and a practical bathroom, along with a double bedroom with built-in wardrobe.

Additional highlights include ALLOCATED PARKING, CHAIN FREE sale, and a fantastic location within walking distance of the local high street, offering a Co-Op, pubs and restaurants. With convenient access to St Margarets mainline train station and direct routes into London, this apartment is an ideal investment opportunity or perfect for a first-time buyer looking for a home with charm, convenience, and excellent transport links. With a LEASE IN EXCESS OF 150 YEARS REMAINING.

[https://spritf.com/dashboard/custom-ipr-report/?access\\_report\\_id=4877438](https://spritf.com/dashboard/custom-ipr-report/?access_report_id=4877438)





- Unique on double bedroom second floor apartment in a converted historic maltings, set right on the riverfront
- CHAIN FREE
- Within walking distance to the local high street and mainline train station
- Spacious 14' lounge/diner
- Modern refitted kitchen
- Bathroom
- Double bedroom with built in wardrobe
- Allocated parking
- Lease with over 150 years remaining
- Leasehold - 152 years remaining
- Service Charge - Approx £2,500 pr annum
- Ground Rent - Peppercorn

## Floor Plan

Approximate Gross Internal Area  
49.45 sq m / 532.27 sq ft

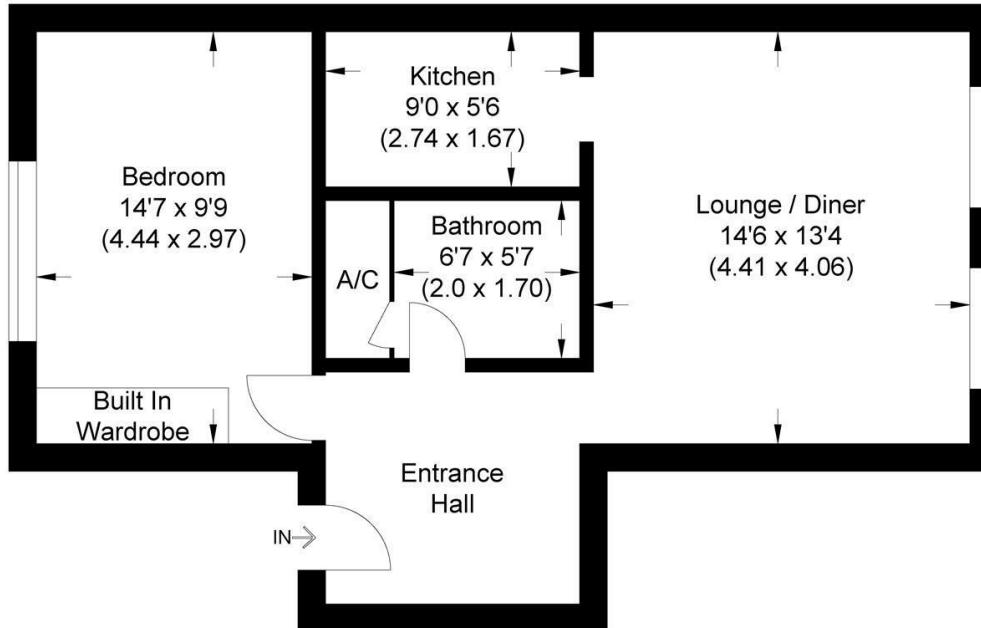
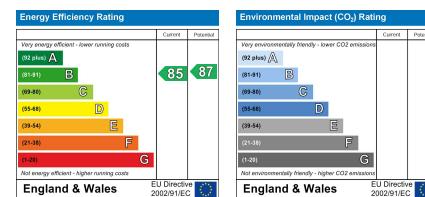


Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing

Please contact Shepherds of Hertford on 01992 551955  
if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)