

HUNTERS[®]

HERE TO GET *you* THERE



River Meads

St Margarets, SG12 8EE

Asking Price £275,000



HUNTERS STANSTEAD ABBOTTS are pleased to offer this very well presented, TWO BEDROOM first floor apartment in an ideal location. Close to the VILLAGE HIGH ST and ST MARGARETS station and with direct RIVER VIEWS. ***VIDEO TOUR***



Entrance Hall 7'3" x 4'9" (2.21m x 1.45m)
 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;

Living Room 18'6" into bay x 13'6" (5.64m into bay x 4.11m)
 Wood panel door into; Feature double glazed box bay window to front aspect overlooking the River Lea, Window to side aspect, power points, Painted walls, laminate flooring. Two feature lights. TV point. Wall mounted electric storage heater. Open arch through to kitchen;

Kitchen 6'8" x 7'4" (2.03m x 2.24m)
 Separate Kitchen with range of matching "Shaker Style" wall and base units. UPVc double glazed window to front aspect over looking 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. Extractor Hood over. Painted walls, Tiled splash-backs;

Master Bedroom 14'10" x 9'3" (4.52m x 2.82m)
 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" (3.43m x 2.21m)
 Wood panel door into; Painted walls, carpet flooring. Upvc double glazed square bay window to rear aspect. Wall mounted electric Storage heater. Two point Spot light. Fitted Storage units;

Shower Suite 7'0 x 6'6" (2.13m x 1.98m)
 Fitted with a luxury Suite: Enclosed double shower cubicle. Feature contemporary designed Basin in vanity unit. Low level w.c. Large cupboard housing hot water cylinder with shelving and storage space. Grey / Black modern boarded walls, tiled flooring. Extractor fan;

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

Allocated Parking

Agents Note
 We are advised by the vendors of the following;

Lease length 62 years approx

Service Charges TBA

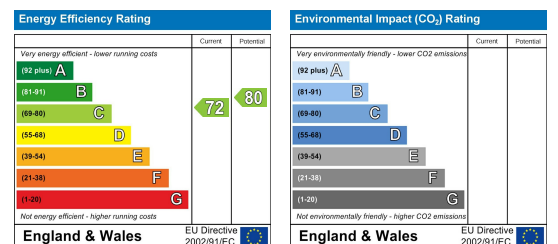
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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