

# HUNTERS®

HERE TO GET *you* THERE



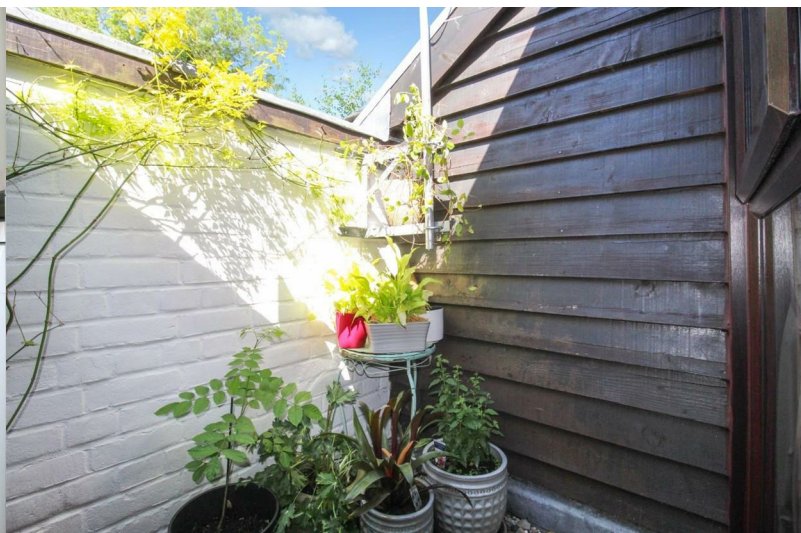
## River Meads

Stanstead Abbots, SG12 8EL

Asking Price £249,995



Council Tax: C





# 117 River Meads

Stanstead Abbots, SG12 8EL

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## ENTRANCE HALL

"L" shaped entrance hall leading to all rooms. Laminate flooring, painted walls. Up to date fuse box (fitted 2018). Wood panel door to "storage" cupboard with efficient, instantaneous electric water heater. Modern day Trust Efficient Electric Heater (app controlled). LED lights. Loft access hatch with Ladder attached;

## LIVING ROOM

16'3" x 10'0" (4.95 x 3.05)

Wood panel door into. Laminate flooring, painted walls. UPVc double glazed window to rear aspect. Modern day Trust Efficient Electric Heater (app controlled). LED lights;

## KITCHEN

9'11" x 9'1" (3.02 x 2.77)

Wood panel door into. Tiled effect laminate flooring, painted walls. Range of matching "White Gloss" wall and base units. Granite effect laminate work surface. Sink and drainer, built in electric Oven and Hob with extractor over. Space for washing machine. Space for tall standing Fridge Freezer. Space for tumble dryer. Space for slimline dishwasher. LED lights. Wood frame window to "Atrium";

## BATHROOM

7'7" x 4'4" (2.31 x 1.32)

Wood panel door into. Laminate floor and fully tiled walls. White suite comprising low level WC, Wash basin in vanity unit. Enclosed panel bath with shower over and screen. Programmable, heated towel rail. LED lights. Extractor;

## BEDROOM

11'10" x 8'8" (3.61 x 2.64)

Wood panel door into. Laminate flooring, painted walls. Built in "Full width mirrored" wardrobe. Modern day Trust Efficient Electric Heater (app controlled). LED lights. UPVc double glazed door to Balcony with window to side;

## BALCONY

Brick built with view to rear aspect, space for seating;

## OUTSIDE

Under cover allocated parking space with additional visitors parking to the outside communal areas. Well kept communal gardens with views and access to the River Lea.

## AGENTS NOTE

We understand from the vendors the following;

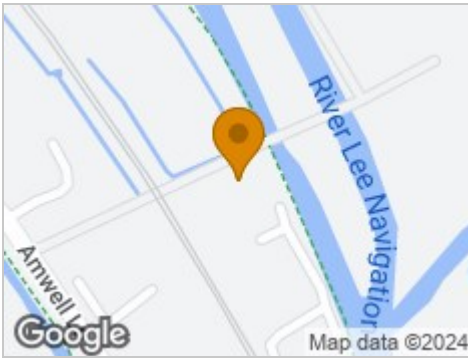
The loft is partly boarded and provides ample additional storage.

The lease has been extended and is currently 154 years with no ground rent

Management fees £2247 PA. And includes maintenance, building insurance and water rates



## Road Map



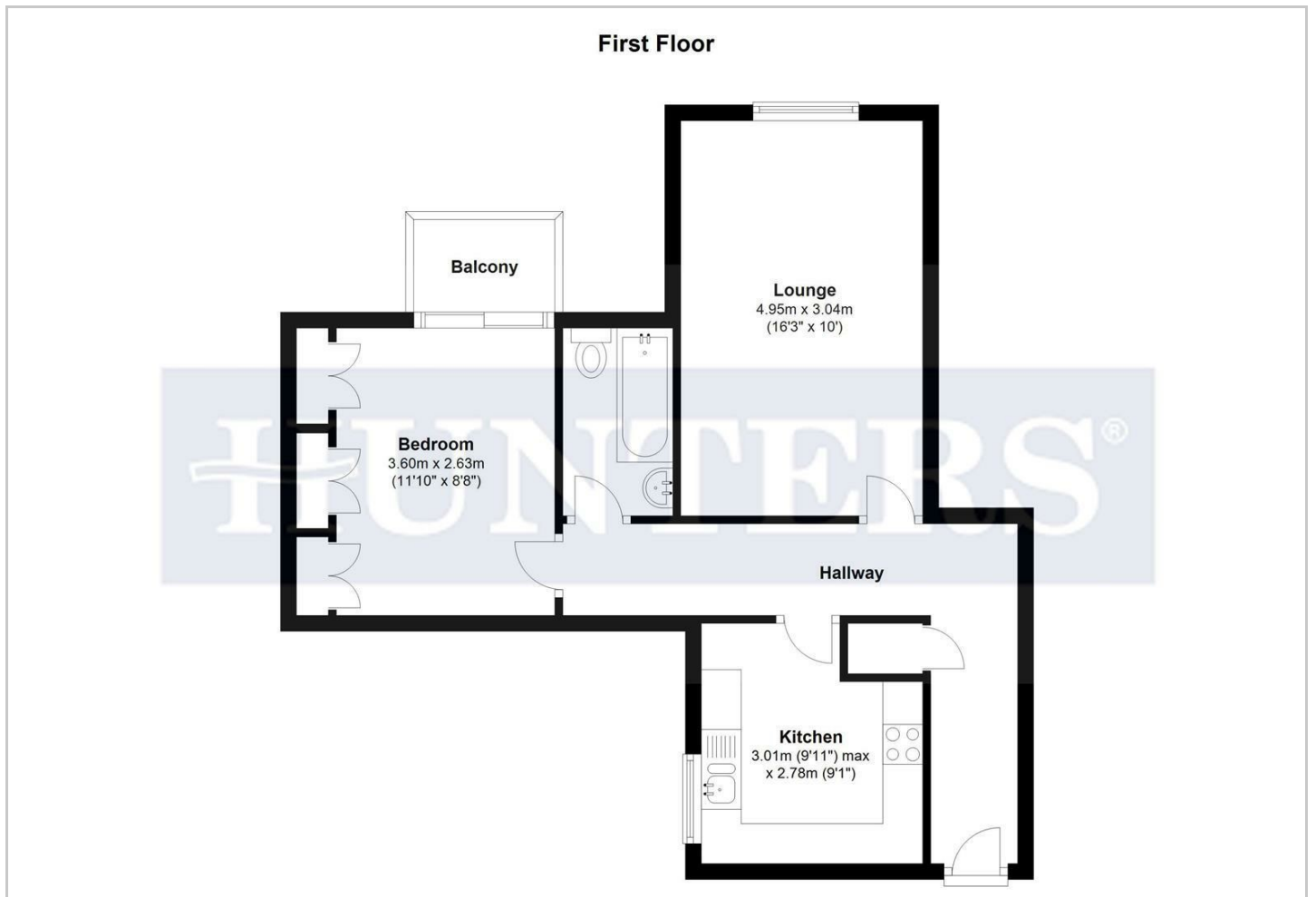
## Hybrid Map



## Terrain Map



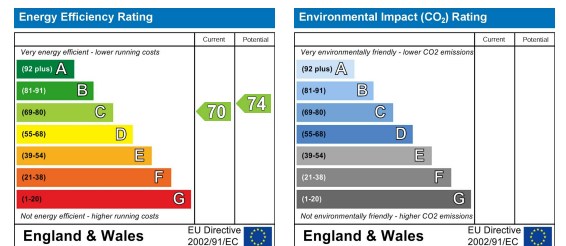
## Floor Plan



## Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

## 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.