

# HUNTERS®

HERE TO GET *you* THERE



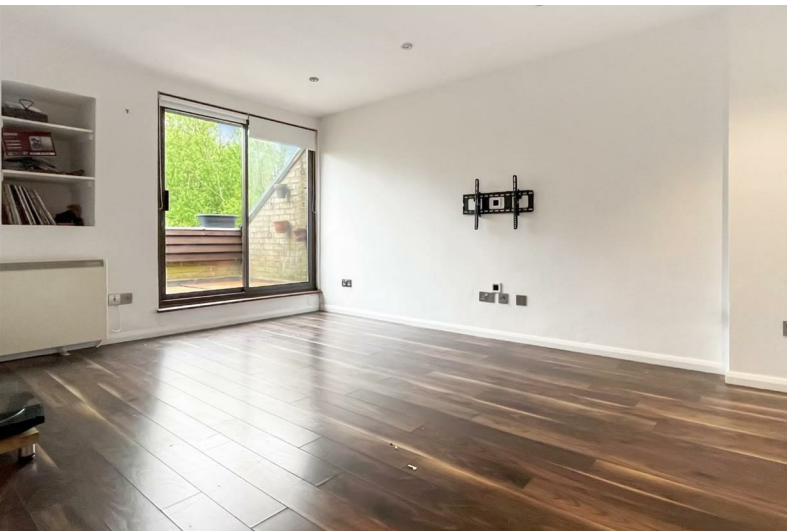
## River Meads

Stanstead Abbots, SG12 8EU

£1,150 Per Month



Council Tax:



# River Meads

Stanstead Abbots,

£1,150 Per Month



## Entrance Hall

Wall mounted entry phone system, LED recessed ceiling lights, wall mounted mirror with feature LED ceiling lighting above. Laminate flooring with recessed door mat. Wall mounted panel heater with thermostat and 24-hour digital timer. Doors to bedroom, bathroom and living room.

## Living Room

14'7" x 11'3" (4.47 x 3.45)

Window to atrium lobby with fitted wooden blind. Wall mounted storage heater. Recessed shelving and display alcoves. Laminate flooring, LED 2-two-zone recessed ceiling lights, double glazed patio doors to:-

## Balcony

Fully decked overlooking trees and fields.

## Kitchen

7'8" x 6'9" (2.34 x 2.06)

Window to atrium lobby with wood blind. Fitted wall and base units with work surfaces over incorporating a sink and drainer unit. Built in oven and hob with extractor over. Fridge/freezer, washing machine and dishwasher. Slate ceramic flooring, tiled splashbacks. Dual stainless steel shelves. LED recessed ceiling lights with additional LED light feature. Glass block wall to living room.

## Bedroom

13'1" x 11'1" (3.99 x 3.38)

Glass block wall to hallway. Range of fitted wardrobes. Wall mounted panel heater with thermostat and 24-hour digital timer, Laminate flooring, LED recessed ceiling lights, double usb power sockets, TV wall mounting bracket with

concealed cabling. Double glazed patio doors with fitted blinds to:-

## Balcony

Fully decked overlooking trees and fields.

## Bathroom

Comprising wall hung quality w.c., pedestal mounted hand basin with waterfall tap and shaver point. Fitted demisting, sensor operated bathroom mirror cabinet with LED lights and internal shaving point. Dimplex Monterey panel heater with thermostat and 24-hour digital timer. Double ended bath with waterfall tap. Built-in shower with both overhead waterfall and multi-effect hand-held shower head. Luxury porcelain floor and wall tiles throughout. Door to airing cupboard housing Gledhill off-peak water heater cylinder with digital control and manual override. Shelving.

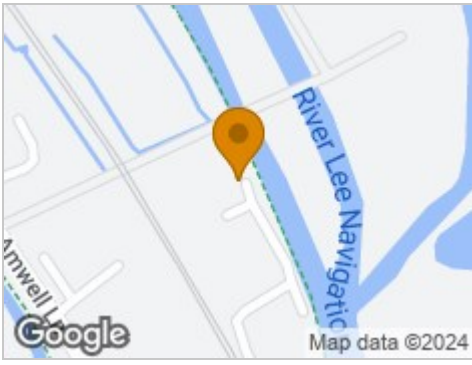
## Outside

Undercover Parking Entrance to numbered allocated parking. Further visitors bays.

Attractive communal gardens with gate providing access to the River Lea towpath.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



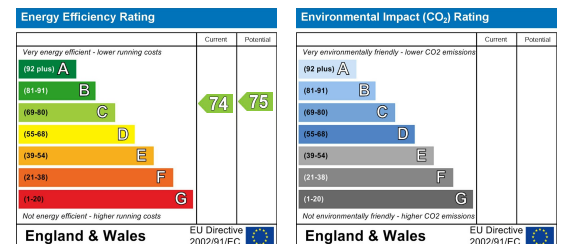
### Second Floor

Approximate Gross Internal Area = 51.60 sq m / 555.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.