



River Meads, St Margarets

- 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%

Asking Price £237,500



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DESCRIPTION

EXTENDED LEASECHAIN FREE***Located in the picturesque village of St Margarets, 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 Abbots 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.





GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact stansteadabbotts@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	

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.