

# HUNTERS

HERE TO GET *you* THERE



# HUNTERS®

HERE TO GET *you* THERE

River Meads, St Margarets | Asking Price £189,995  
Call us today on 01920 872500





### 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.

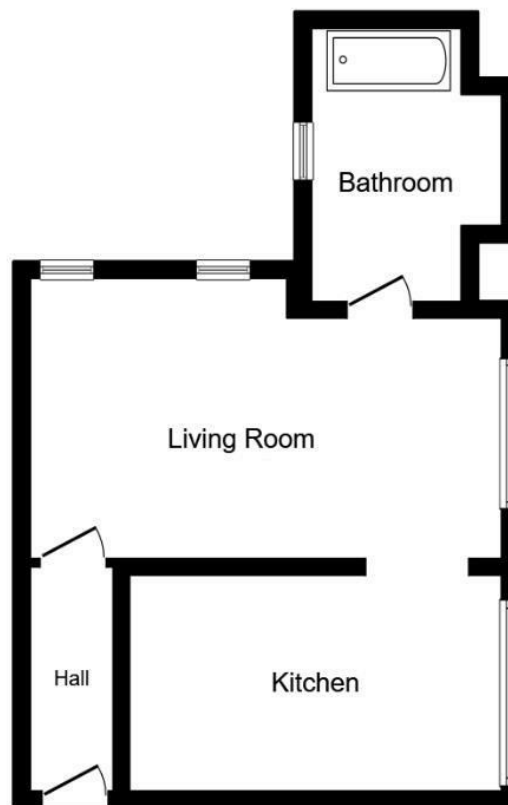
**\*\*\*LONG LEASE\*\*\*GREAT BUY TO LET\*\*\*** Located in the charming area of River Meads, St Margarets, this delightful Studio flat offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home or a great Buy To Let Investment.

An Entrance hallway leads to a large Living room which serves as a versatile space for relaxation and sleeping. The apartment features a recently fitted & thoughtfully designed bathroom and "open plan living" incorporating a "contemporary designed" kitchen.

One of the notable advantages of this property is the availability of parking for one vehicle, a valuable asset in this desirable location. River Meads is known for its picturesque surroundings providing a tranquil environment while still being within easy reach of local amenities & St Margarets Station.

This flat presents an excellent opportunity for those looking to invest in a property that combines modern living with a touch of classic charm. Whether you are a first-time buyer or seeking a rental investment, this flat in St Margarets is certainly worth a viewing.

<p>Communal Entrance</p> <p>Security Entry phone giving access to. Well kept Entrance hall with painted walls. Stairs to all floors;</p> <p>Entrance Hall</p> <p>6'8" x 3'6"</p> <p>Wood door into hallway with loft access. Painted walls, Oak effect Laminate flooring and white ceiling with sunken lights. Fuse box, entry phone. Shoe storage cabinets. Wood door into;</p> <p>Living Room</p> <p>17'6 x 13'0"</p> <p>Oak effect laminate flooring, painted walls and white ceiling with sunken lights. Modern programmable electric heated radiator. Two wood framed windows to side aspect overlooking the central "Atrium". Large UPVc double glazed Dormer window to front aspect with views across the River Lea. Wood door to Bathroom. Access to Kitchen area;</p>	<p>Kitchen</p> <p>13'6" x 6'8"</p> <p>Oak effect Laminate flooring. Range of matching ikea contemporary design high gloss wall and base units with solid wood work surface. Sink &amp; drainer with High pressure mixer tap and waste disposal. Space for tall standing fridge/freezer. Hotpoint built in electric oven and hob. Washing Machine. Papered walls with tiled splash backs and white ceiling with spot lights. Large UPVc double glazed Dormer window to front aspect above contained office area;</p> <p>Bathroom</p> <p>10'2" x 6'2"</p> <p>Large Tiled floor fitted with underfloor electric heating, Fully tiled walls and white ceiling with sunken lights. Electric heated towel rail. Storage cupboard containing pressurised hot water tank. Small windows overlooking central "Atrium". Contemporary white bath suite comprising low level WC and wash basin integrated to high gloss cabinet. Combined bath and fixed head shower unit. Double doors to large storage cupboard the length of the room;</p>	<p>Outside</p> <p>Outside: Allocated parking. Lovely well kept communal gardens with access to the River Lea towpath.</p>
--	---	---



## Floor Plan

Floor area 41.2 m<sup>2</sup> (444 sq.ft.)

**TOTAL: 41.2 m<sup>2</sup> (444 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

54 High Street, Stanstead Abbots, SG12 8AG | 01920 872500  
| [stansteadabbotts@hunters.com](mailto:stansteadabbotts@hunters.com)

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE