

HUNTERS®

HERE TO GET *you* THERE



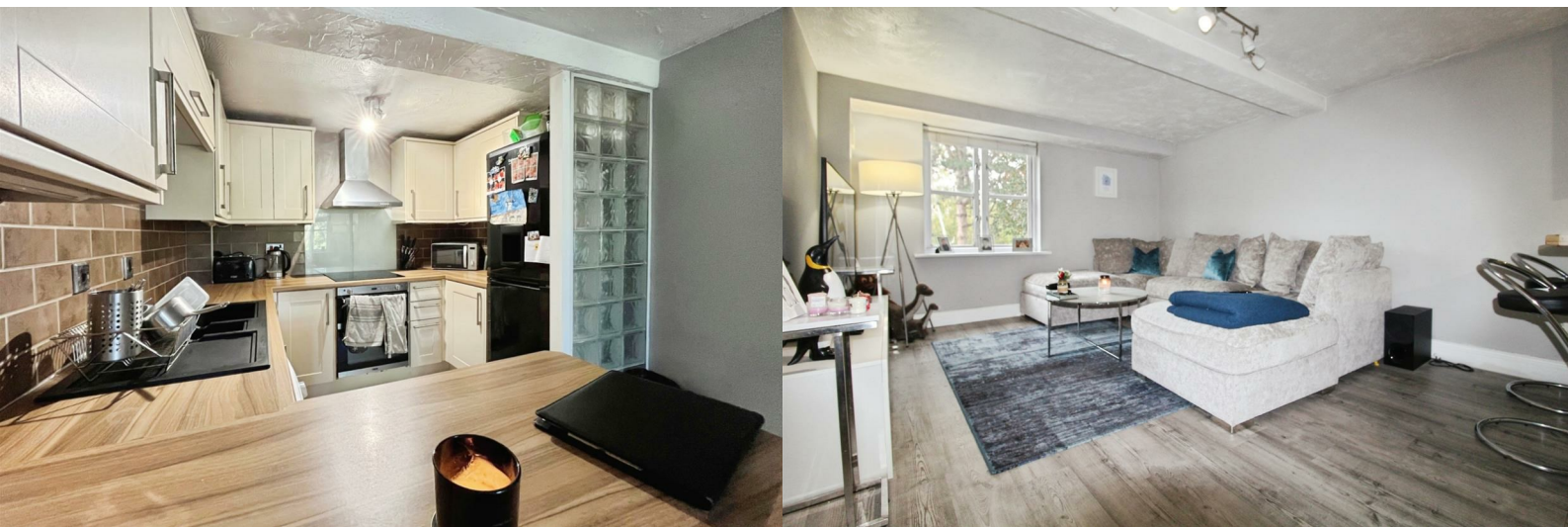
River Meads

St Margarets, SG12 8EL

Asking Price £275,000



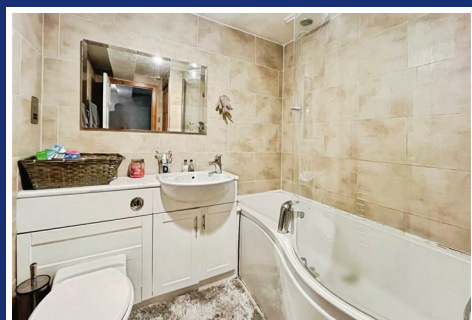
Council Tax: D



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Entrance Hall

13'3" x 5'1" (4.04m x 1.55m)

Laminate flooring, painted walls. Access to;

Living Room

16'2" x 11'9" (4.93m x 3.58m)

Open plan living space. Painted walls, laminate flooring. Large window to the front aspect with lovely views over the communal areas and River Lea. Wall mounted electric heater. Open to:

Kitchen Area

8'5" x 9'2" (2.57m x 2.79m)

Luxury fitted Kitchen with a range of matching wall and base units with cupboards and drawers under. Work surfaces and breakfast bar. Integrated dish washer. Space and plumbing for washing machine. Space for fridge/freezer. Fitted electric hob with electric oven under and extractor hood above. Sink unit with mixer tap. Tiled splash back. Feature Glass block partition.

Master Bedroom

16'0" x 11'7" (4.88m x 3.53m)

Painted walls, carpet flooring. Window overlooking the communal gardens to Rive Lea. Wall mounted electric heater.

Bedroom Two

9'9" x 9'1" (2.97m x 2.77m)

Painted walls, carpet flooring. Window to internal Atrium. Wall mounted electric heater.

Bathroom

6'9" x 6'0" (2.06m x 1.83m)

Fitted with a modern three piece suite comprising of a panel enclosed bath with shower attached and

wall mounted shower unit. Low level flush WC. Wash basin with vanity unit. Tiled walls and tiled floor. Airing cupboard housing hot water cylinder. Wall mounted heated towel rail.

Outside

Gardens

Superbly presented and maintained communal gardens which are mainly laid to lawn with mature shrub borders and trees.

Allocated Parking

Allocated undercover parking and further allocated external parking space. Additional visitor spaces available. Access to the River Foot Path.

Agents Note

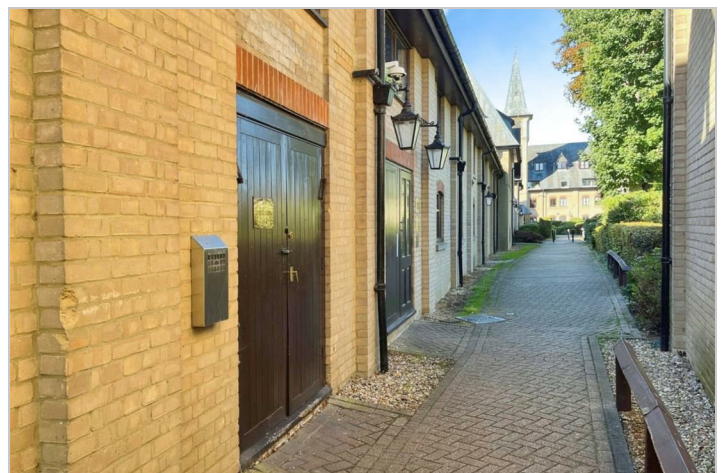
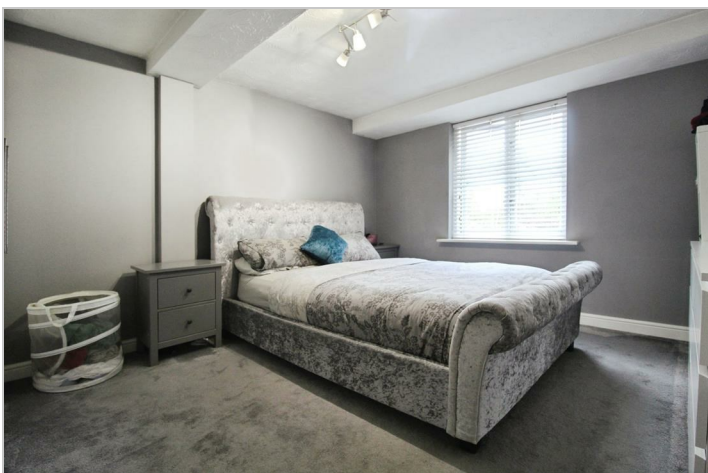
We are advised by the vendor of the following;

Lease approximately 153 Years

Maintenance Fees £2640 p/a

- SPACIOUS LUXURY APARTMENT
- ADJACENT TO ST MARGARETS STATION
- CONTEMPORARY OPEN PLAN LIVING SPACE
- UNDERCOVER & EXTERNAL PARKING
- VIEWS TO THE RIVER LEA

- LOVELY RIVERSIDE DEVELOPMENT
- MODERN BATHROOM SUITE
- TWO DOUBLE BEDROOMS
- EXTENDED LEASE
- OFFERED CHAIN FREE



Road Map



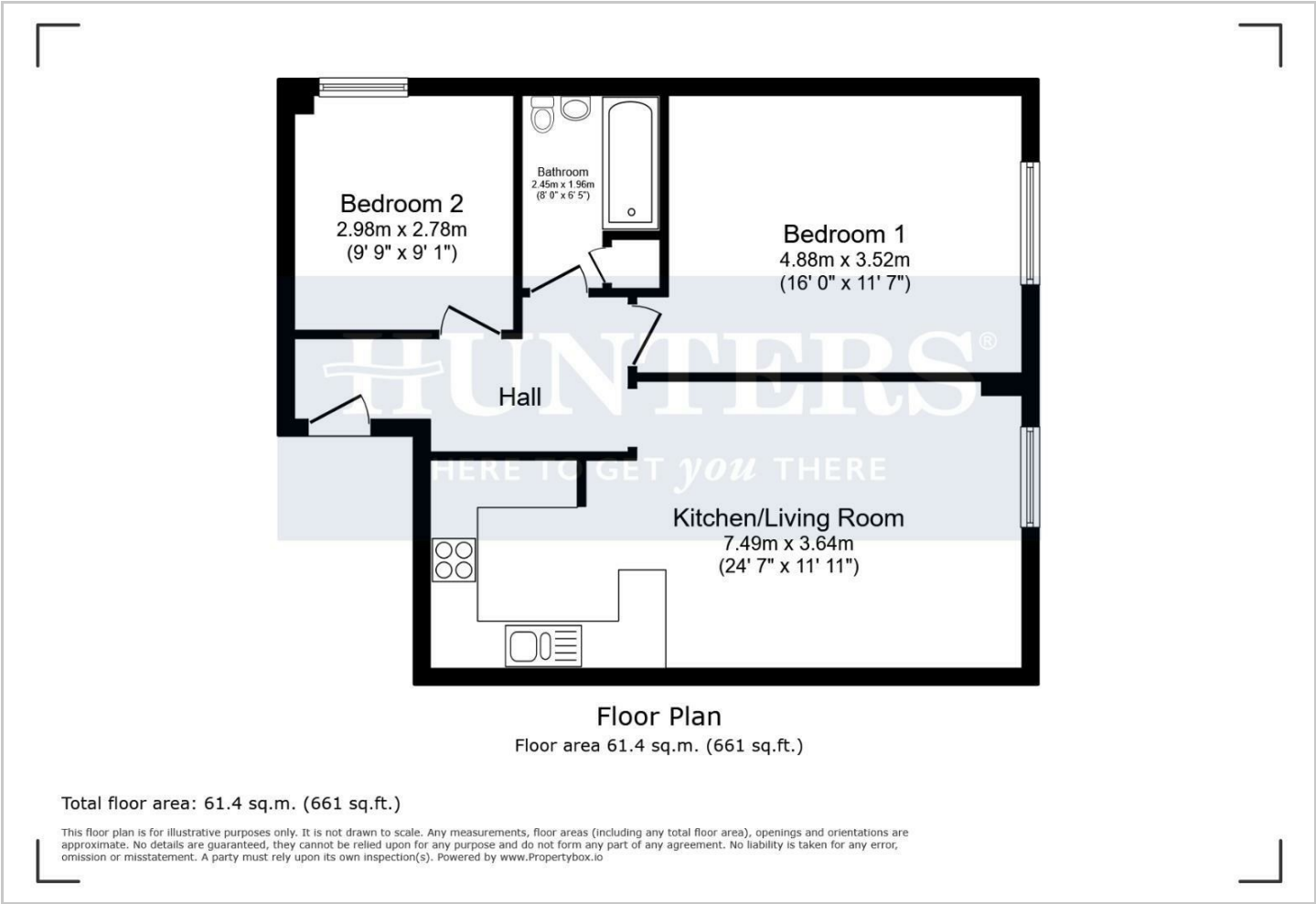
Hybrid Map



Terrain Map



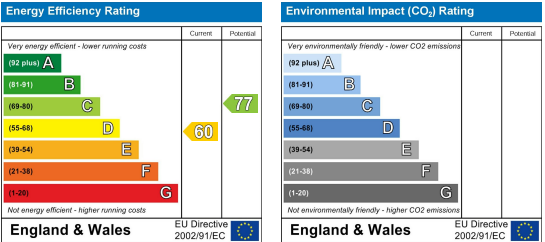
Floor Plan



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.