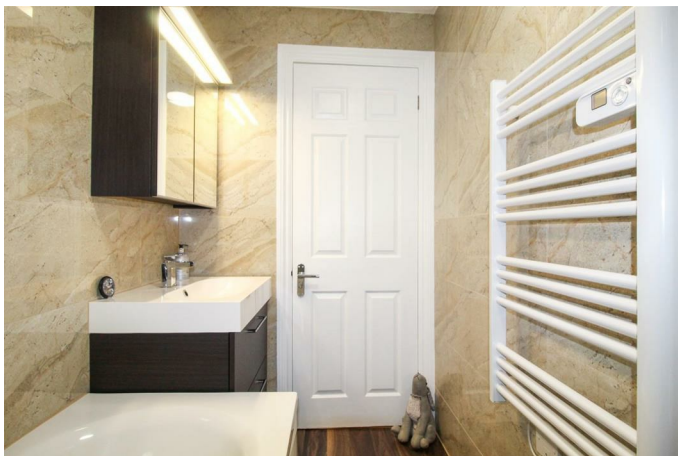
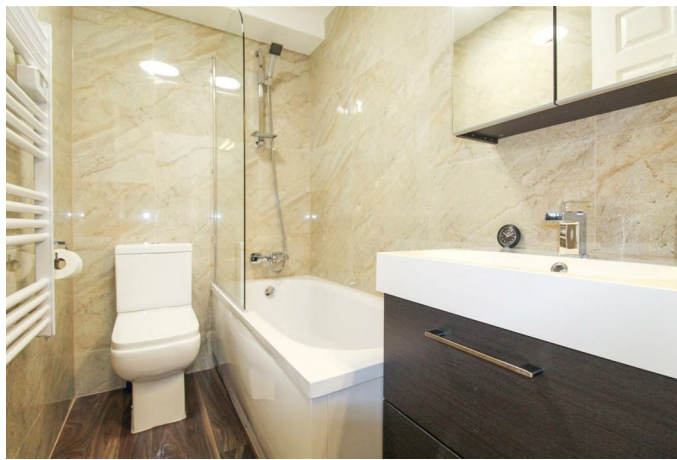


HUNTERS[®]
HERE TO GET *you* THERE

River Meads, St Margarets | Asking Price £244,995
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.

Welcome to this charming property located in the picturesque River Meads, Stanstead Abbots. This delightful flat boasts a lovely reception room, perfect for relaxing or entertaining guests. The property features one spacious bedroom which leads to a private balcony offering a peaceful retreat at the end of the day. You'll also find a newly refurbished bathroom and Good size, modernised, Kitchen.

Situated in a tranquil area, this flat is ideal for those seeking a peaceful lifestyle. The beautiful surroundings of River Meads provide a serene backdrop for daily walks along the River Lea or simply enjoying the outdoors.

Whether you're a first-time buyer, looking to downsize, or searching for an investment opportunity, this property offers great potential. Don't miss the chance to make this lovely flat your new home in Stanstead Abbots.

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"
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"
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"
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"
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;

LOFT SPACE

Accessed from Hallway. Large loft, boarded and allowing plenty of storage.

OUTSIDE

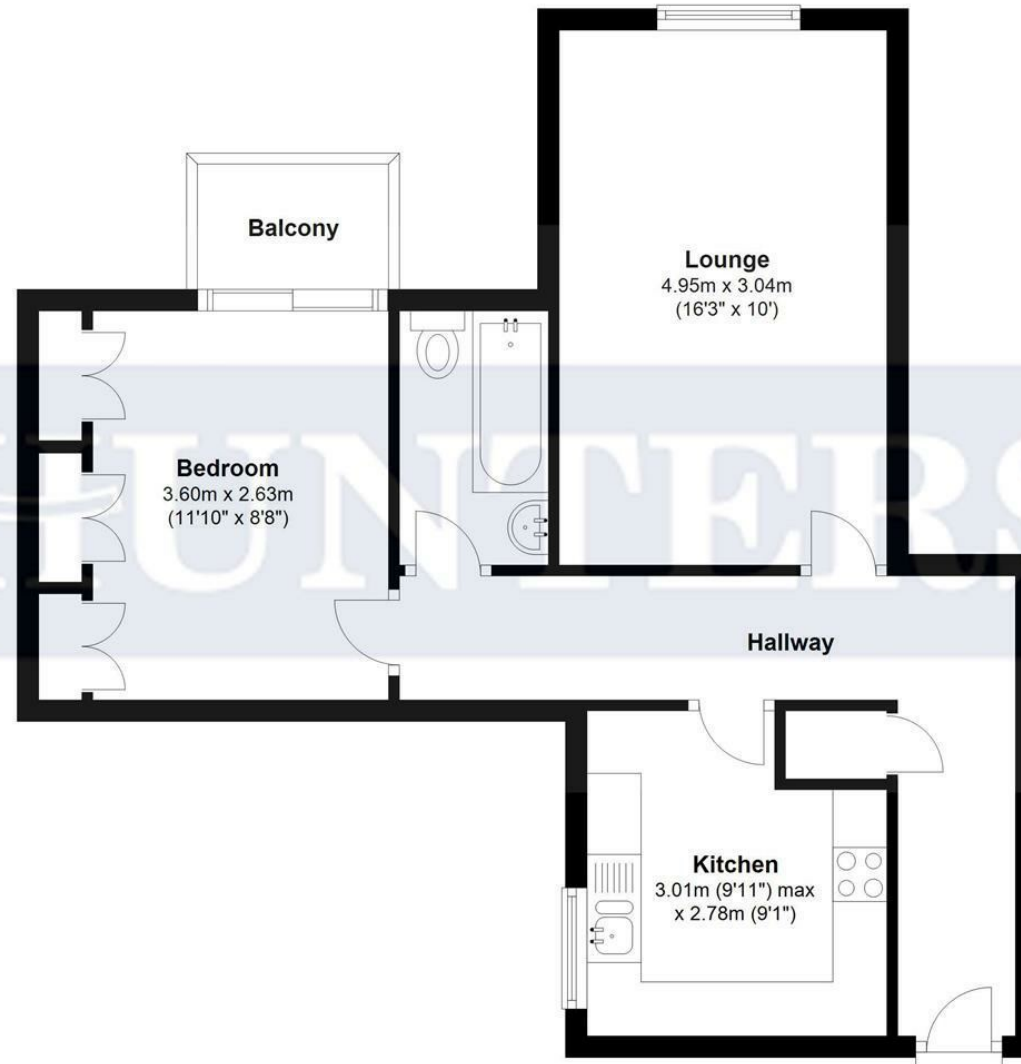
Under cover allocated parking space with additional visitors parking to the outside communal areas. Well kept communal gardens with views and access to the River Lea towpath.

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

First Floor



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

HUNTERS[®]
HERE TO GET *you* THERE