



Elliot Heath
ESTATE AGENTS

61 River Meads, Stanstead Abbotts

Guide Price **£255,000**

61 River Meads

Stanstead Abbots, Ware

Two-bedroom ground-floor riverside apartment with bright living space, fitted kitchen, modern shower room, communal gardens, River Lea views, allocated parking & walking distance to mainline station.

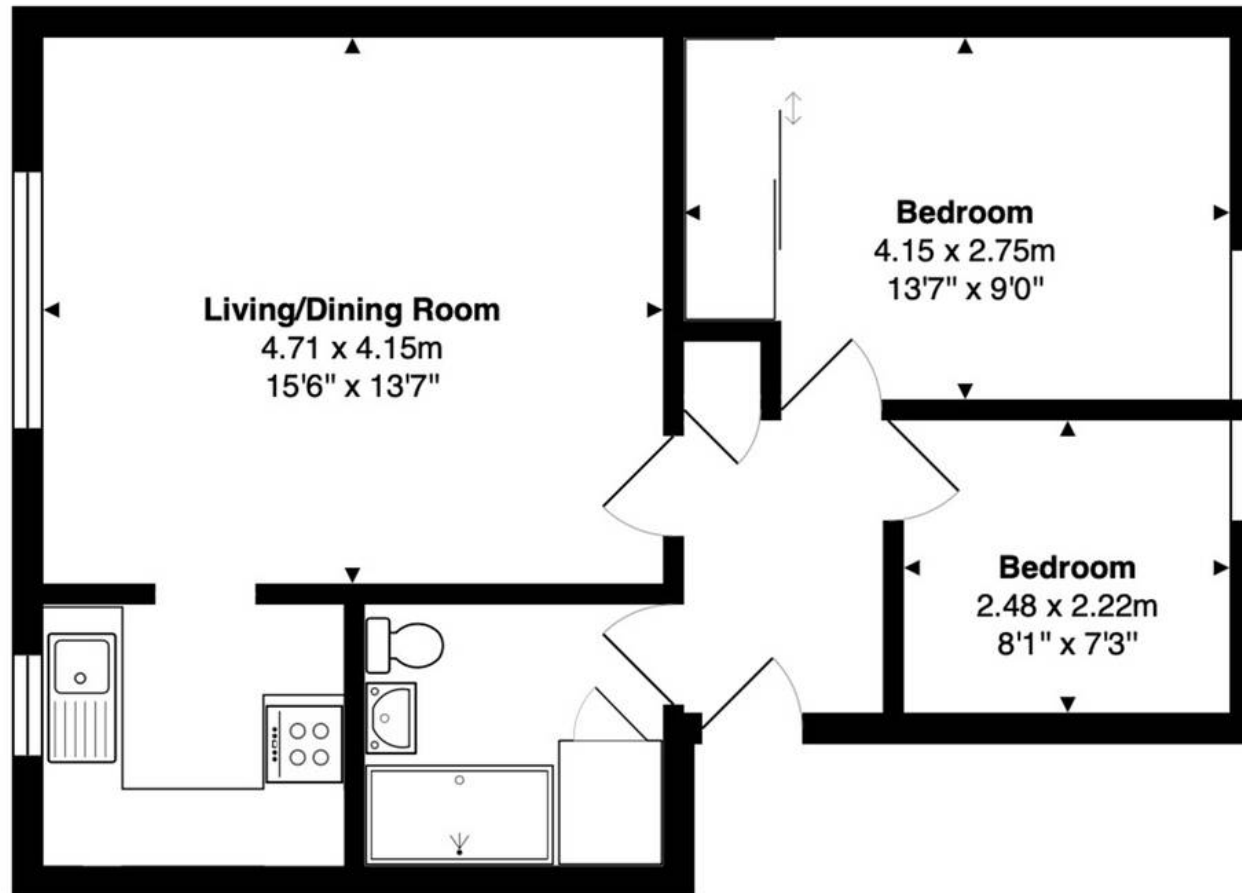
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 51.8 m² ... 557 ft²

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Communal Entrance Hall

With security entry phone system, stairs to all floors and private entrance door to:

Entrance Hall

With secure entry phone system, built in storage cupboard, wall mounted electric heater. Doors to:

Living/Dining Room

15' 5" x 13' 7" (4.71m x 4.15m)

With double glazed window, wall mounted electric heater, wood effect flooring, open to:

Kitchen

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, wood effect flooring.

Bedroom One

13' 7" x 9' 0" (4.15m x 2.75m)

With double glazed window, wall mounted electric heater, built in wardrobe cupboards with mirrored sliding doors.

Bedroom Two

8' 2" x 7' 3" (2.48m x 2.22m)

With double glazed window, wall mounted electric heater.

Shower Room

Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.





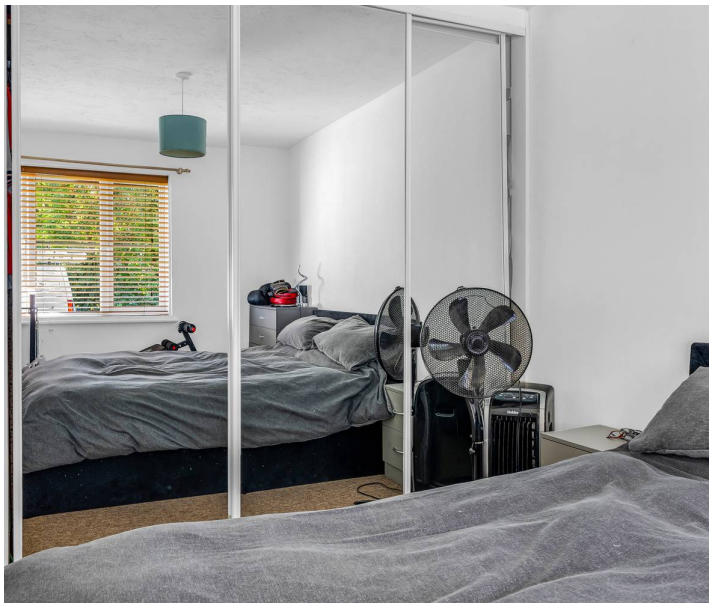
COMMUNAL GARDEN

Immaculately maintained communal gardens and direct access to the scenic River Lea towpath, perfect for peaceful riverside walks.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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