



River Meads, Stanstead Abbots

£175,000 Leasehold

Private balcony • Off-street parking • CHAIN FREE • Studio Apartment • Direct access to the River Lea towpath • Well-maintained communal grounds • River Meads Development • 0.2 Miles - Train Station



Accommodation Comprises:
Entrance Hall

Studio Room

15' 4" x 14' 9" (4.67m x 4.50m)

A bright and versatile open-plan space with neutral décor, providing ample room for both living and sleeping arrangements. Sliding doors allow plenty of natural light to fill the room, creating a welcoming and airy atmosphere, with direct access to the private balcony.

Kitchen

7' 6" x 5' 6" (2.28m x 1.67m)

A well-appointed kitchen fitted with sleek white cabinetry, an integrated oven. The layout is designed to make efficient use of space.

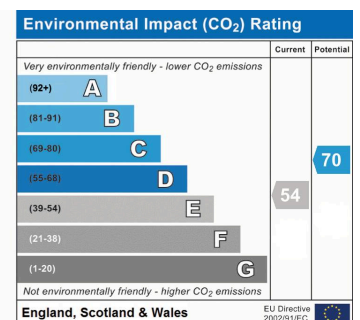
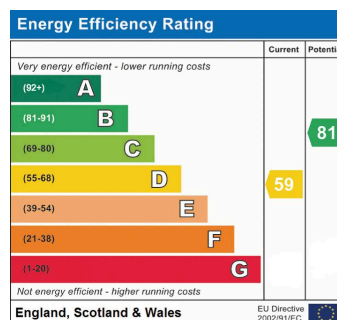
Bathroom

A clean and contemporary bathroom featuring white tiled walls, a bath with overhead shower, and a pedestal sink, maintaining a fresh and timeless finish.



Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.





Keith Ian are pleased to present this CHAIN-FREE, first-floor studio apartment, ideally positioned within the highly regarded River Meads development in Stanstead Abbots. Offering a well-balanced layout, off-street parking, and direct access to the River Lea towpath, this property is perfectly suited to first-time buyers, investors, or those seeking a low-maintenance home in a peaceful setting.

The apartment has been designed with practicality in mind, featuring a bright and adaptable living space that comfortably accommodates both lounge and sleeping areas. Generous glazing and access to a private balcony allow natural light to pour in, enhancing the sense of openness while providing a pleasant spot to enjoy the surrounding greenery. Residents benefit from well-kept communal grounds and a riverside setting, creating a calm and attractive environment. The inclusion of off-street parking space adds further convenience, making day-to-day living straightforward and stress-free.

Combining a desirable location with practical features and outdoor access, this studio apartment presents an excellent opportunity for those looking to step onto the property ladder or expand their portfolio.

Situated within the popular River Meads development in Stanstead Abbots, this property enjoys a peaceful riverside setting while remaining conveniently close to local amenities. The village offers a selection of shops, pubs, and eateries, along with excellent transport links. Nearby St Margarets railway station provides regular services into London, making it an ideal location for commuters. The River Lea towpath, accessible directly from the development, offers scenic walks and cycling routes, enhancing the lifestyle appeal of this charming home.

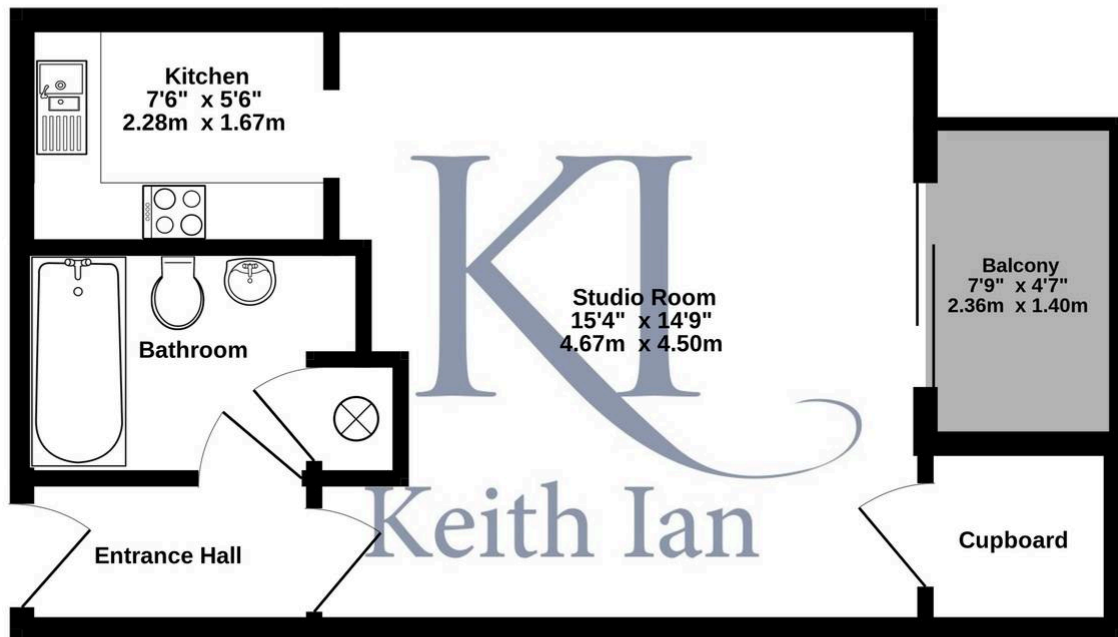
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

First Floor
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 342 sq.ft. (31.7 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 mis-statement. 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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