



**Oliver  
Minton**  
*Sales & Lettings*



## River Meads, Stanstead Abbots

**Guide Price £270,000**

**CHAIN FREE....** A modern, beautifully presented top floor (second) one bedroom apartment situated within this sought-after riverside development, just a short walk from St Margaret's Station and the village High Street amenities.

With **TWO SOUTH FACING BALCONIES** plus the advantage of an **EXTENDED LEASE**, the apartment also benefits from allocated parking and the use of well-tended, communal gardens. There is private 'residents only' secure gated access out onto the adjacent River Lea towpath where beautiful walks can be enjoyed to the village centre and to the surrounding towns and villages beyond.

The accommodation in brief offers: Reception hall, bright and airy living/dining room with balcony, modern contemporary kitchen, generous size bedroom with balcony and a superb modern bathroom suite.



**ACCOMMODATION** : Communal entrance door with speaker entry system opening to communal reception hall. Stairs up to top floor. Front door opening to;

**ENTRANCE HALL** : Wall mounted Speaker entry phone system. Wall mounted electric heater. Doors to bedroom, bathroom and living/dining room.

#### **LIVING ROOM**

4.42m x 3.48m (14'6" x 11'5") Lovely bright and airy room with floor to ceiling sliding doors opening to a south facing balcony. Wall mounted electric heater. Built-in storage cupboard.

#### **KITCHEN**

2.34m x 2.26m (7'8" x 7'4") Fitted with a modern range of high gloss wall and base cabinets with complementary work surfaces over. Tiled splash-backs. Inset sink and drainer. Integrated appliances. Tiled floor. Double glazed window to atrium.

#### **BEDROOM**

3.94m x 3.35m (12'11" x 10'11") Generous double bedroom with floor to ceiling sliding doors on to a private south facing balcony. Fitted wardrobes. Wall mounted electric heater.

**BATHROOM** : Modern white suite: Tiled panel enclosed bath with over bath shower. Vanity wash hand basin with cupboard below. Low flush w.c. Heated towel rail. fully tiled walls. Built-in storage cupboard.

**EXTERIOR** : There are attractive and well maintained communal gardens with mature planting, areas of lawn and benches. There is a 'residents only' gated pedestrian access out on to the River Lee towpath.

**PARKING** : There is an allocated parking space for the property with further visitor bays, which require visitor parking permits.

**Agents Note** : Lease: To February 2178. Approximately 151 years remaining. We are advised by the current owner that service charges are £2712.65 (£226.05 monthly) to include water rates.

**Services**: Mains services connected - Electricity, mains water and drainage. Broadband and mobile phone service availability can be checked at <https://checker.ofcom.org.uk>