

Elliot Heath
ESTATE AGENTS

125 River Meads, Stanstead Abbotts

Guide Price **£265,000**

125 River Meads

Stanstead Abbotts, Ware

Chain-free 2-double bed riverside apartment in Stanstead Abbotts. Open-plan living, bathroom, long lease, zero ground rent, allocated parking for 2, gardens & river access. Close to shops & station.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

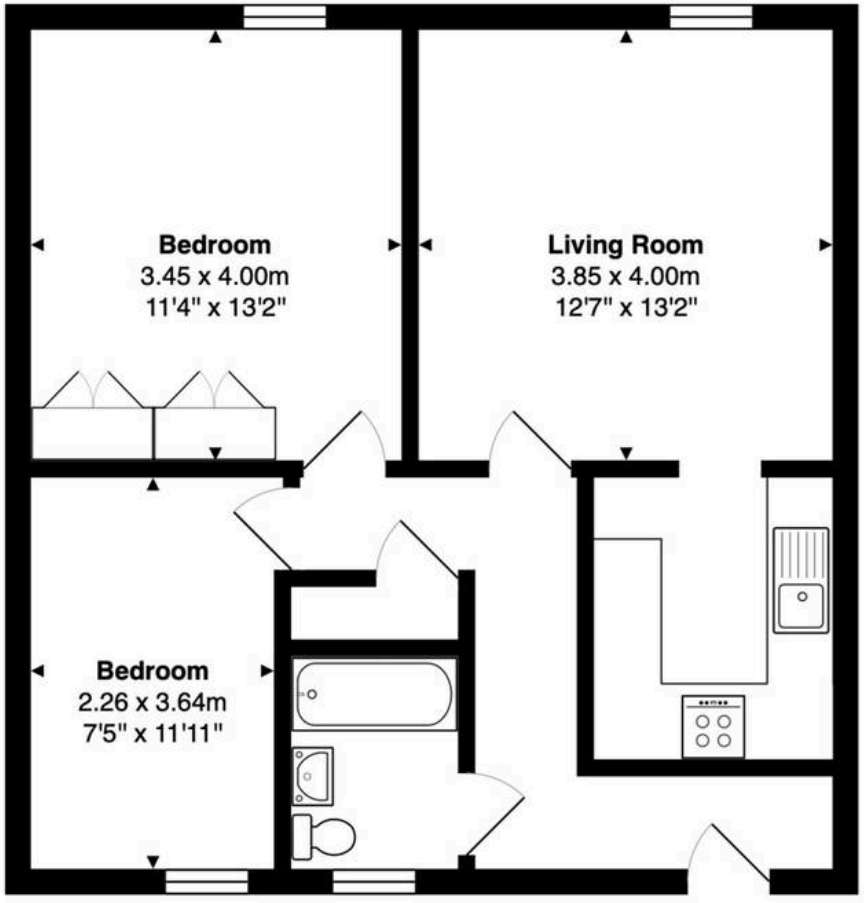
- Chain-Free Two-Double Bedroom Apartment
- Long Lease, Zero Ground Rent, And Service Charge Including Water Rates
- Access To The Scenic River Lea Towpath











First Floor

Total Area: 58.1 m² ... 626 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
Main communal entrance door via secure entryphone system, with staircase to all floors and private front entrance door to:

Entrance Hall
With secure entryphone system, wood effect flooring, electric wall heater, built in storage cupboard, doors to:

Living Room
12' 8" x 13' 1" (3.85m x 4.00m)
With double glazed window, electric wall heater, wood effect flooring, open to:

Kitchen
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
11' 4" x 13' 1" (3.45m x 4.00m)
With double glazed window, electric wall heater, fitted wardrobe cupboards with mirrored fronts.

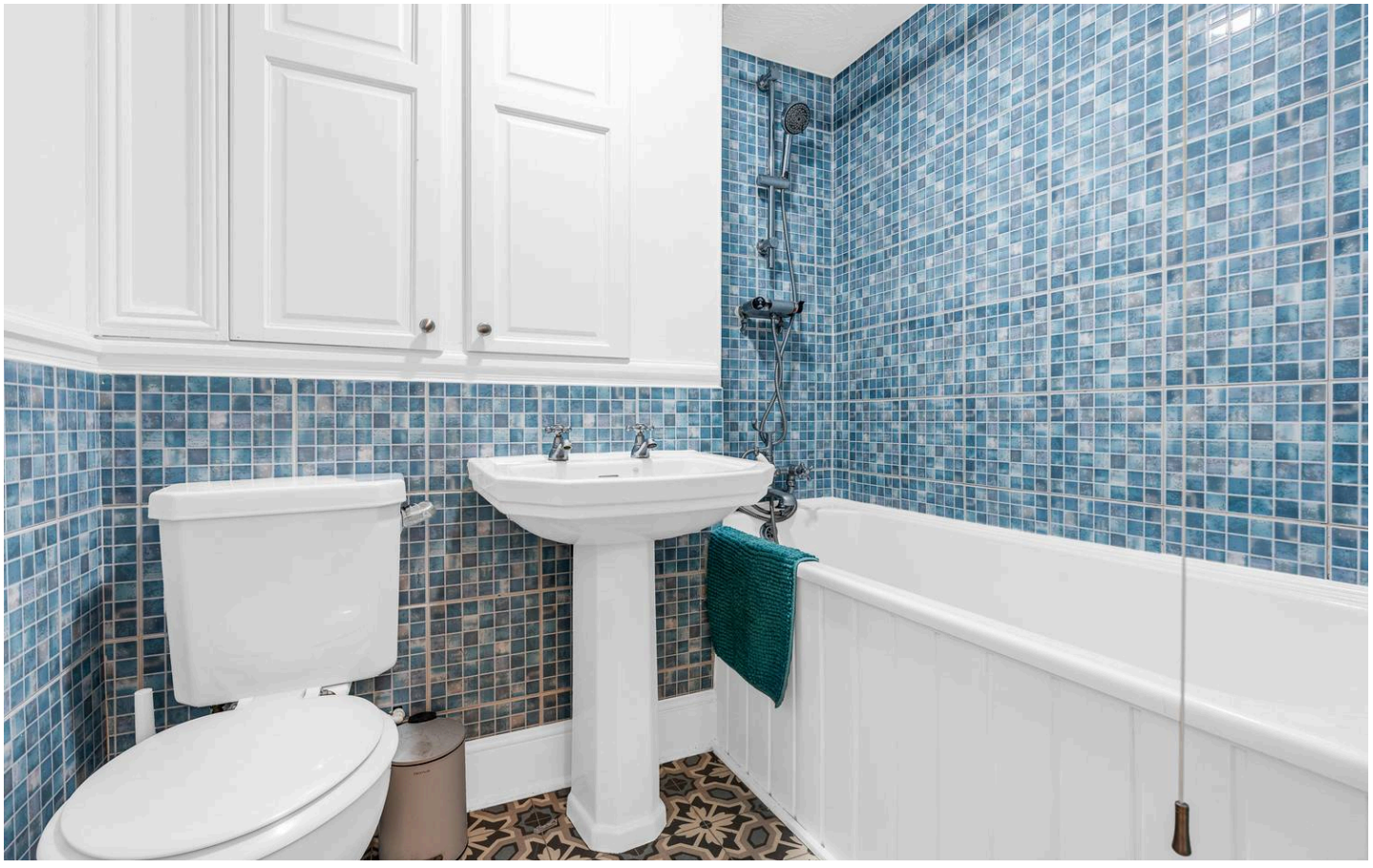
Bedroom Two
7' 5" x 11' 11" (2.26m x 3.64m)
With double glazed window, electric wall heater.

Bathroom
With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled floor, radiator.













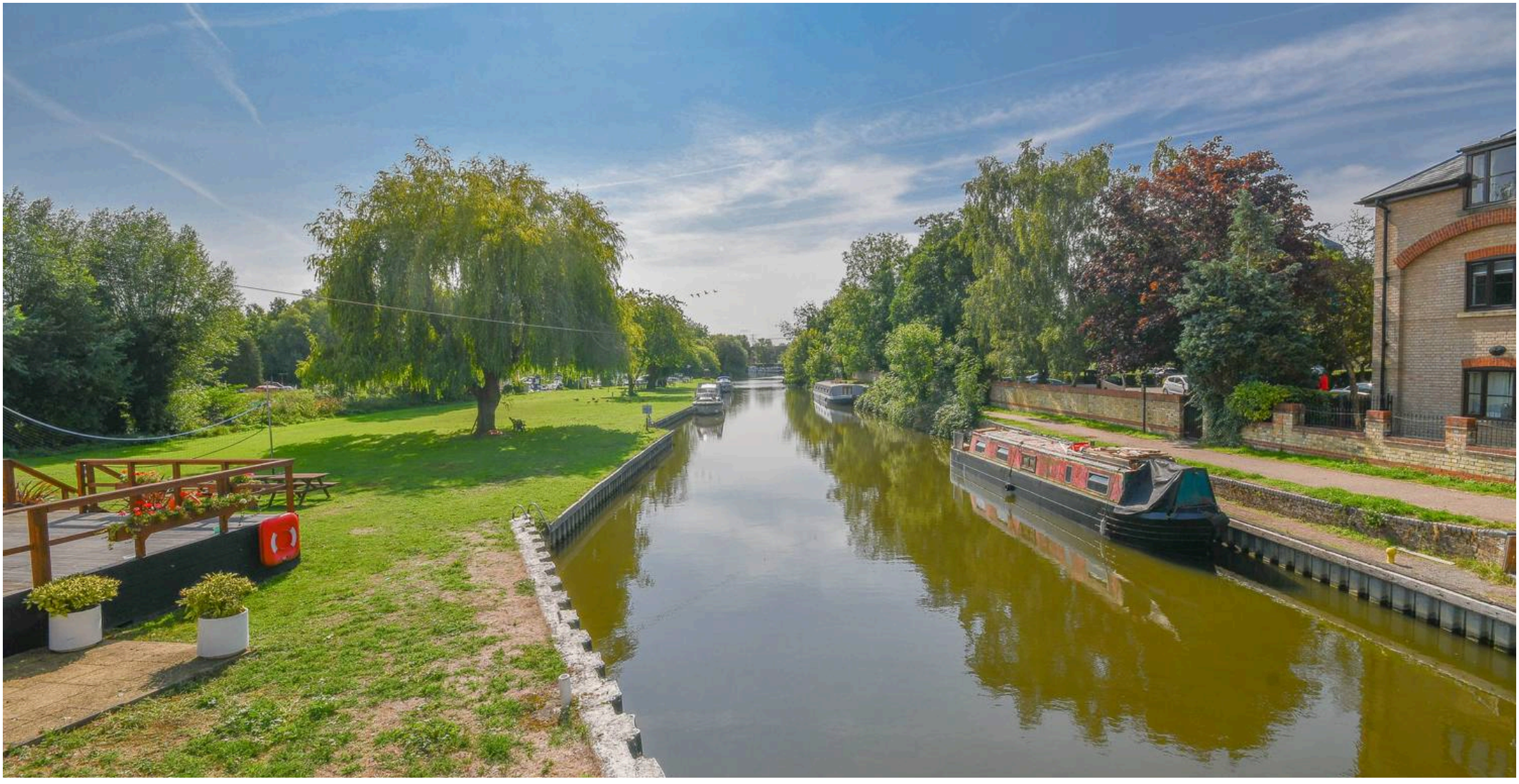
COMMUNAL GARDEN

Residents benefit from beautiful communal gardens and key fob access to the River Lea towpath.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces, one of which is covered



Elliot Heath Estate Agents

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