



**Elliot Heath**  
ESTATE AGENTS

**89 River Meads, Stanstead Abbotts**

Guide Price **£280,000**



# 89 River Meads

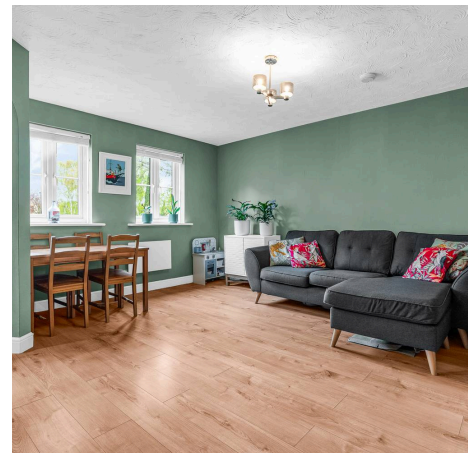
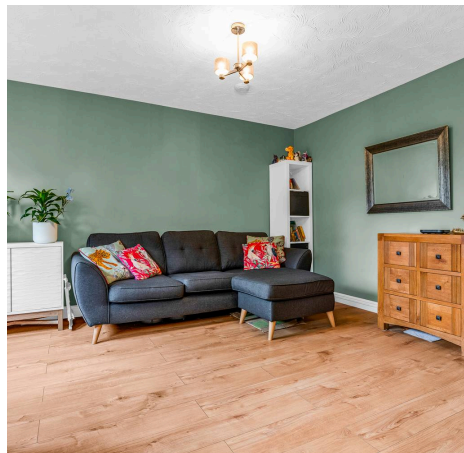
Stanstead Abbots, Ware

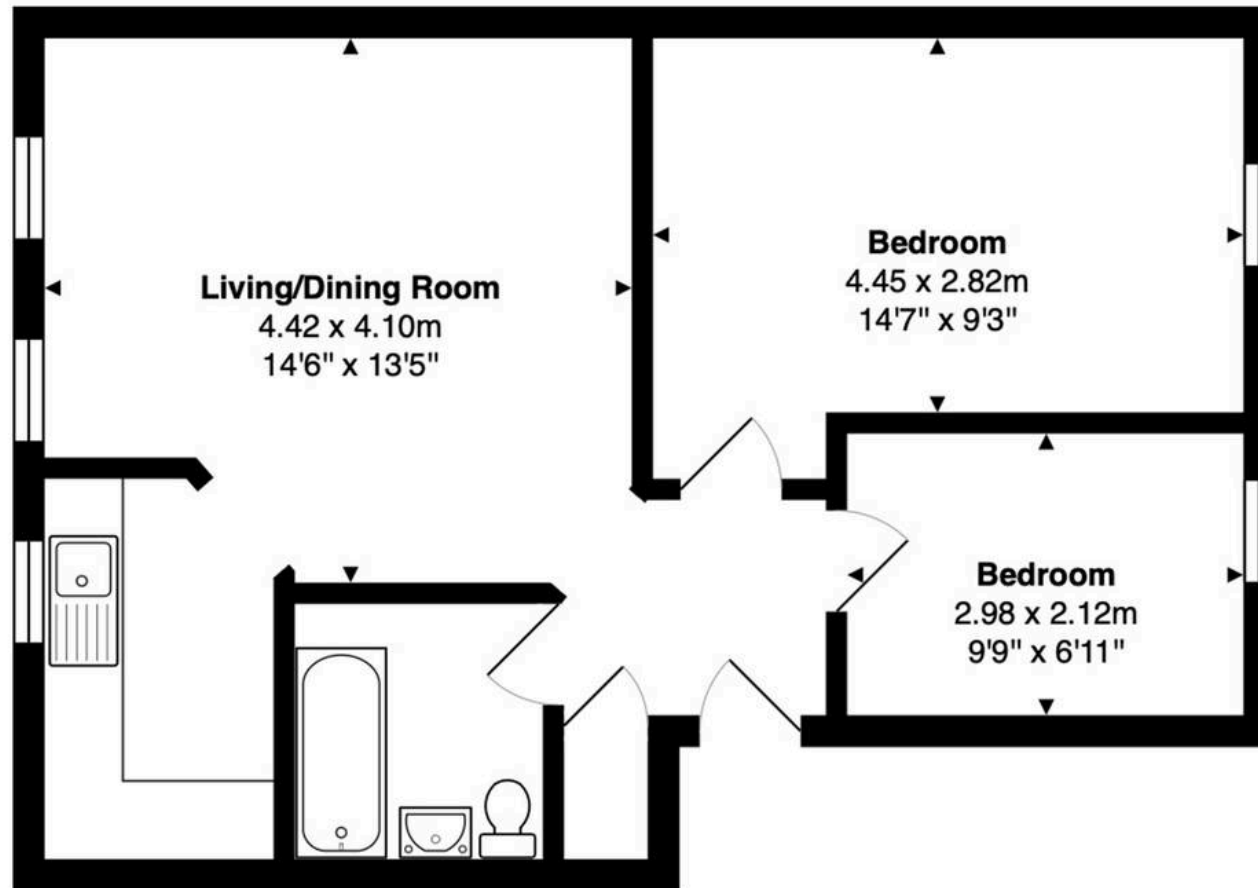
Spacious two-bed ground floor apartment in sought-after riverside development, with extended lease, dual-aspect living space, modern kitchen and bathroom, parking, gardens, and River Lea access. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B





**Ground Floor**  
Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>

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.

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### **Communal Entrance Hall**

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

### **Entrance Hall**

With wood flooring, secure entry phone system, airing cupboard housing the hot water cylinder & storage. Doors to:

### **Living/Dining Room**

14' 6" x 13' 5" (4.42m x 4.10m)

With two Upvc double glazed windows to rear aspect overlooking the communal gardens, wood flooring, wall mounted electric heater, open to:

### **Kitchen**

With Upvc double glazed window to rear aspect overlooking the communal gardens. Fitted with a range of wall and base storage units with work surfaces over incorporating a stainless steel sink and drainer unit, built in oven with electric hob and extractor over, appliance space, tiled splash back areas, wood flooring.

### **Bedroom One**

14' 7" x 9' 3" (4.45m x 2.82m)

With Upvc double glazed window to the front aspect, wall mounted electric heater.

### **Bedroom Two**

9' 9" x 6' 11" (2.98m x 2.12m)

With Upvc double glazed window to the front aspect, wall mounted electric heater.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush wc, part tiled walls, wood effect flooring, extractor fan.







### **COMMUNAL GARDEN**

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

### **ALLOCATED PARKING**

2 Parking Spaces

The property benefits from both under-cover allocated parking and an additional external allocated space directly outside the apartment.







## Elliot Heath Estate Agents

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