



Elliot Heath
ESTATE AGENTS

30 River Meads, Stanstead Abbotts

Guide Price **£275,000**

30 River Meads

Stanstead Abbots, Ware

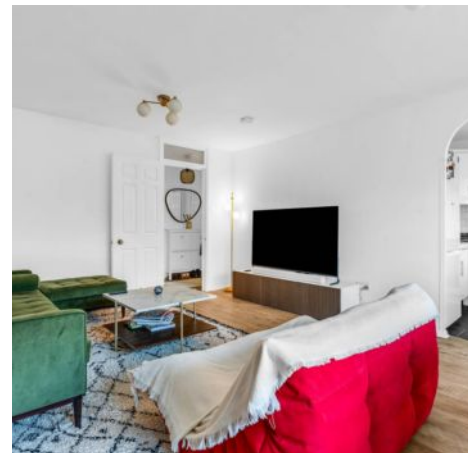
No Onward Chain... Immaculate 2-bedroom first floor apartment with allocated parking, set in a peaceful riverside development. Bright living/dining room, modern kitchen and bathroom, communal gardens.

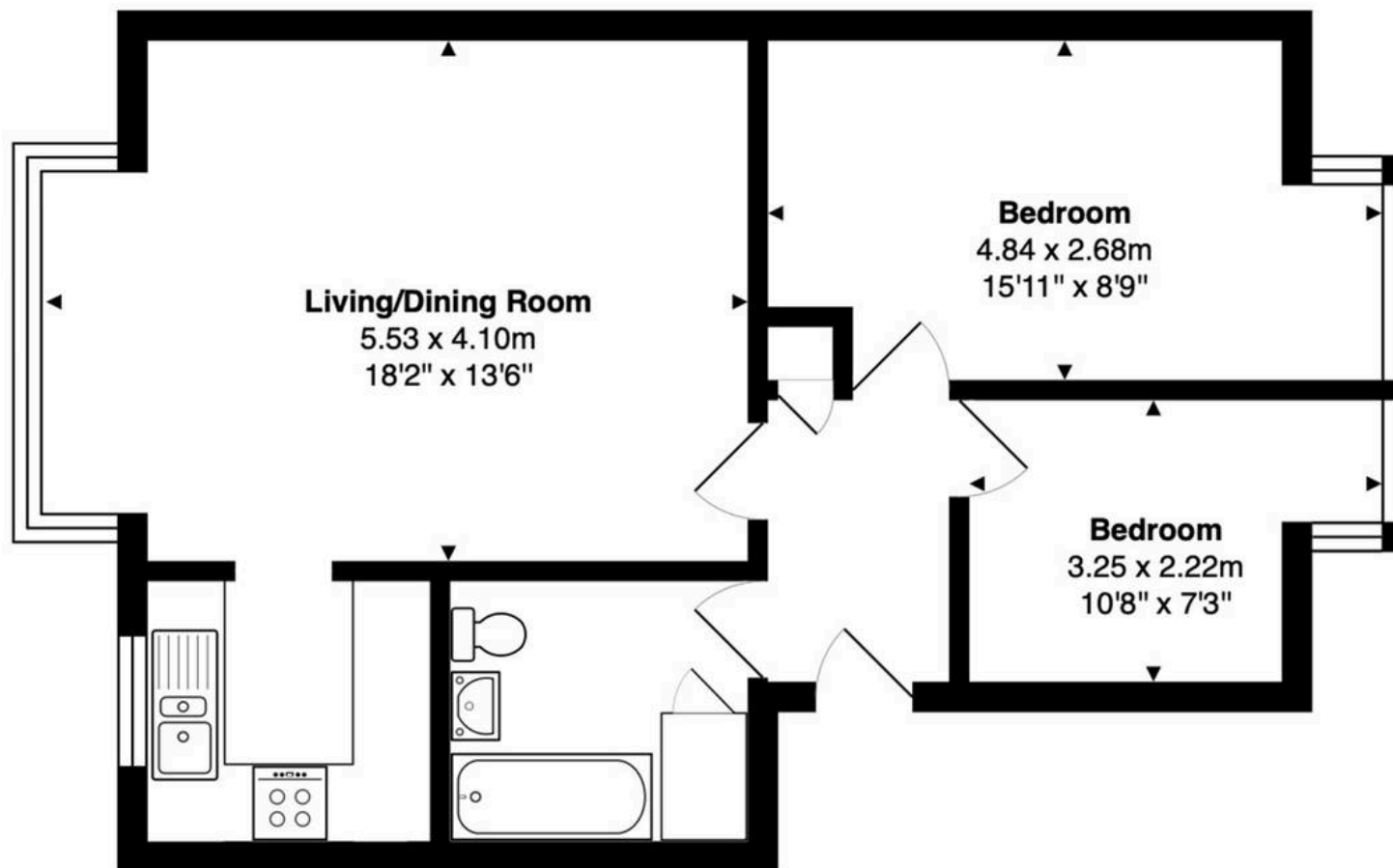
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Second Floor
Area: 55.5 m² ... 597 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 entry phone system, wood flooring, built in storage cupboard, doors to:

Living/Dining Room

18' 2" x 13' 5" (5.53m x 4.10m)

With double glazed box bay window, wood flooring, electric wall heater, open to:

Kitchen

With double glazed window to rear aspect. 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, tiled flooring.

Bedroom One

15' 11" x 8' 10" (4.84m x 2.68m)

With double glazed box bay window to front aspect, electric wall heater.

Bedroom Two

10' 8" x 7' 3" (3.25m x 2.22m)

With double glazed box bay window to front aspect, electric wall heater.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, airing cupboard.





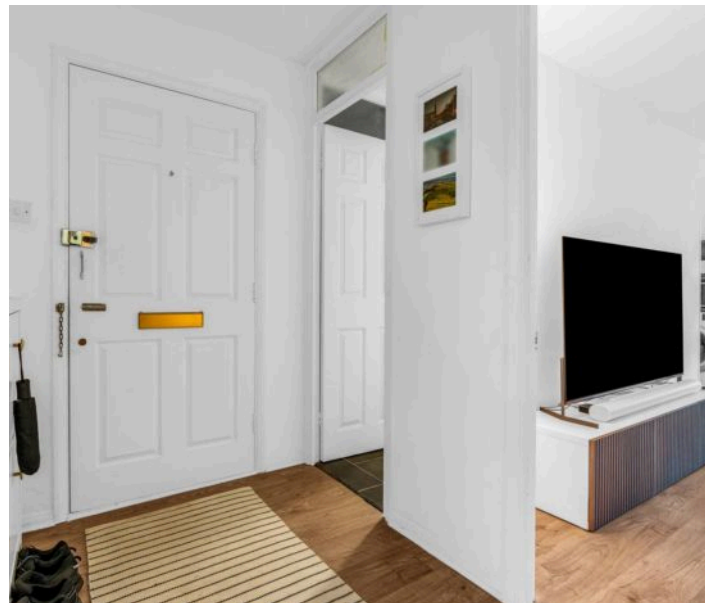
COMMUNAL GARDEN

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

ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

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