

HUNTERS[®]

HERE TO GET *you* THERE



River Meads

St Margarets, SG12 8EL

£1,195 Per Month



This neutrally decorated one-bedroom flat is ****to let**** in the popular riverside village of ****St Margarets****. The property offers a double bedroom with built-in wardrobes, a bathroom with heated towel rail, one reception room and a Modern Fitted Kitchen. The flat also benefits from parking and has an EPC rating of D and Council Tax Band C.

St Margarets, including nearby Stanstead Abbots offer a range of local amenities including village shops, pubs and cafés along the High Street, with further facilities available in nearby Ware and Hertford. The area is well regarded for its riverside setting and access to open green spaces, including nearby parks and established walking and cycling routes along the River Lea and surrounding countryside.

Public transport links are a key advantage. ****St Margarets railway station**** is within easy reach, providing regular services to London Liverpool Street via Tottenham Hale, with journey times typically around 40–50 minutes, making this a convenient location for commuters. Bus services connect the village with Ware, Hertford and other neighbouring towns.

The nearby Lea Valley and surrounding nature reserves provide attractive walking and cycling opportunities, while the A10 and A414 offer useful road connections towards London, Cambridge and the wider Hertfordshire area.



COMMUNAL ENTRANCE
Security coded door into, well kept communal areas;

ENTRANCE HALLWAY
Wood panel Fire door into; Painted walls, Carpet flooring.
Electric Heater;

LIVING ROOM
Wood panel door into; Painted walls, Carpet flooring. Electric
Heater;

DOUBLE BEDROOM
Wood panel door into; Painted walls, Carpet flooring. Electric
Heater;

BATHROOM SUITE
Wood panel door into; Painted & Tiled walls, Tiled flooring.
Electric Heater. Three piece white suite comprising Low level
WC, wash basin and panel Bath with Shower over;

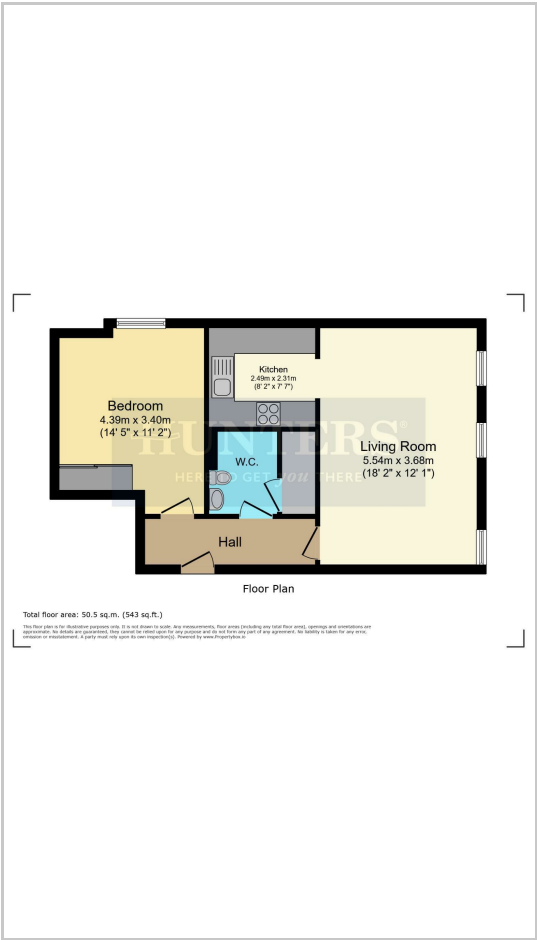
FITTED KITCHEN
Modern Fitted kitchen comprising White Gloss units and
appliances;

OUTSIDE
Well kept communal spaces with access to River Lea.
Allocated parking and visitor spaces.

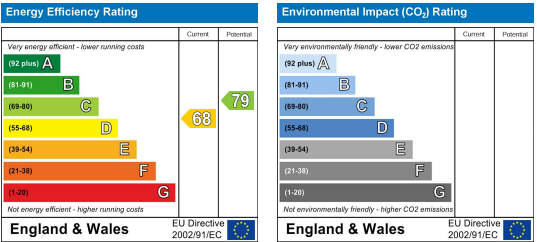
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.