



**Elliot Heath**  
ESTATE AGENTS

**30 River Meads, Stanstead Abbotts**  
£268,000

# 30 River Meads

Stanstead Abbots, Ware

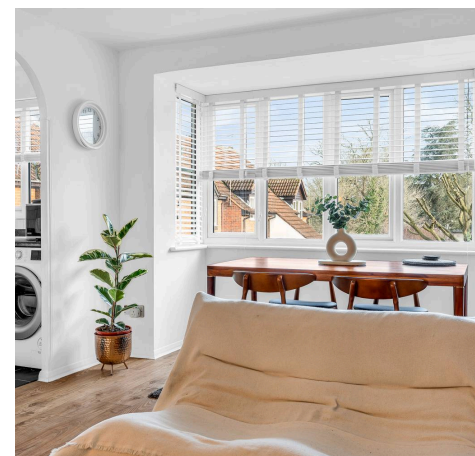
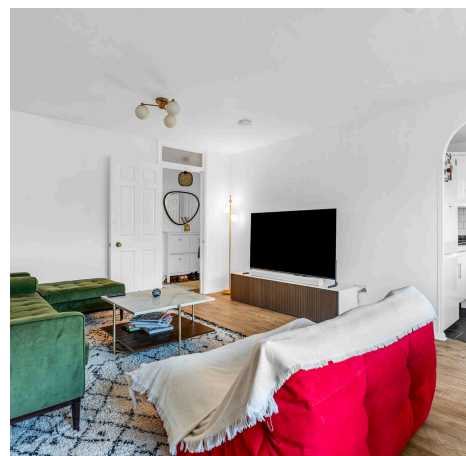
No Onward Chain... Immaculate 2-bedroom first floor apartment with allocated parking, set in a peaceful riverside development. Bright living/dining room, modern kitchen and bathroom, communal gardens.

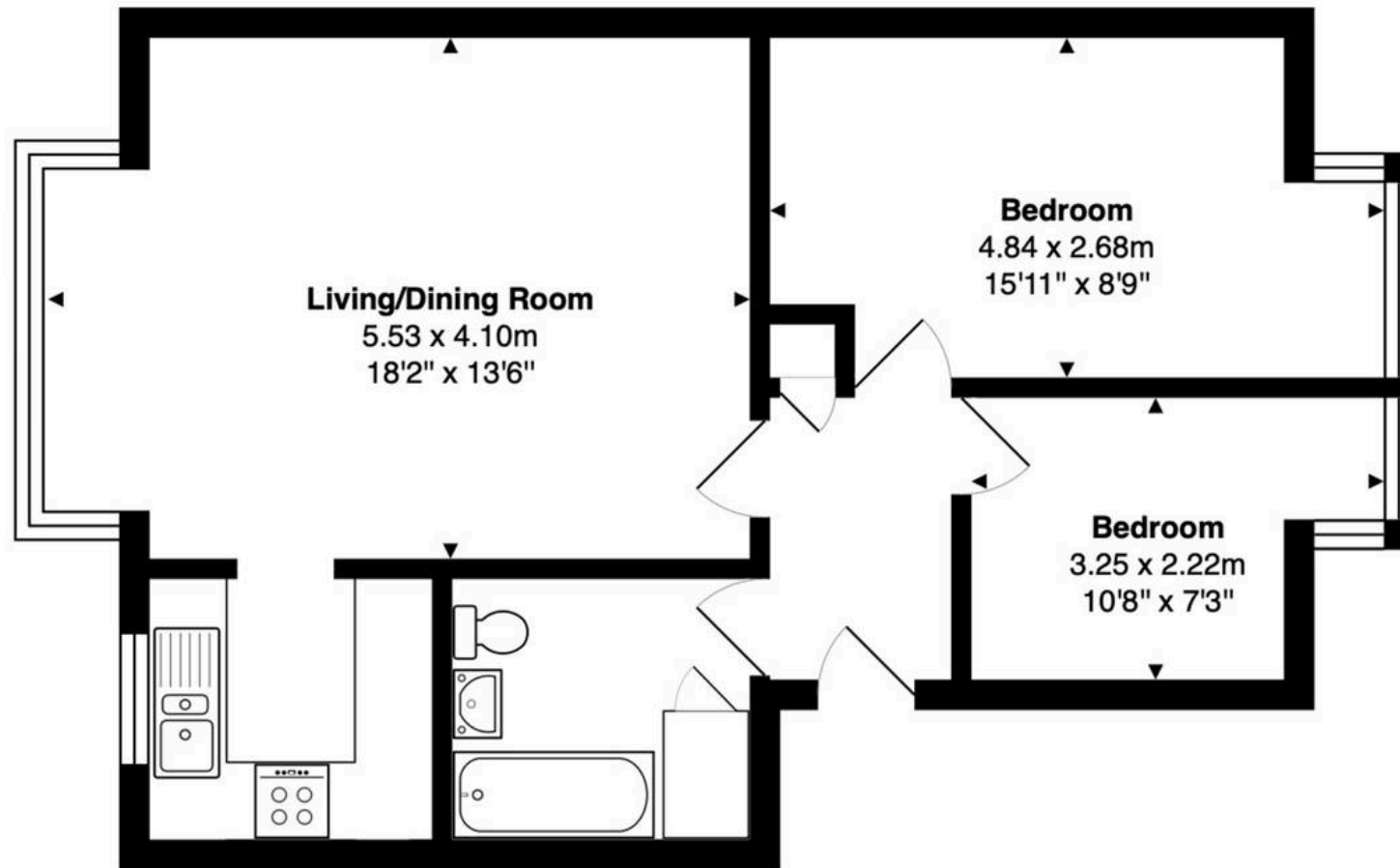
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**Second Floor**  
Area: 55.5 m<sup>2</sup> ... 597 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.

Property marketing provided by [www.matthewkyle.co.uk](http://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.





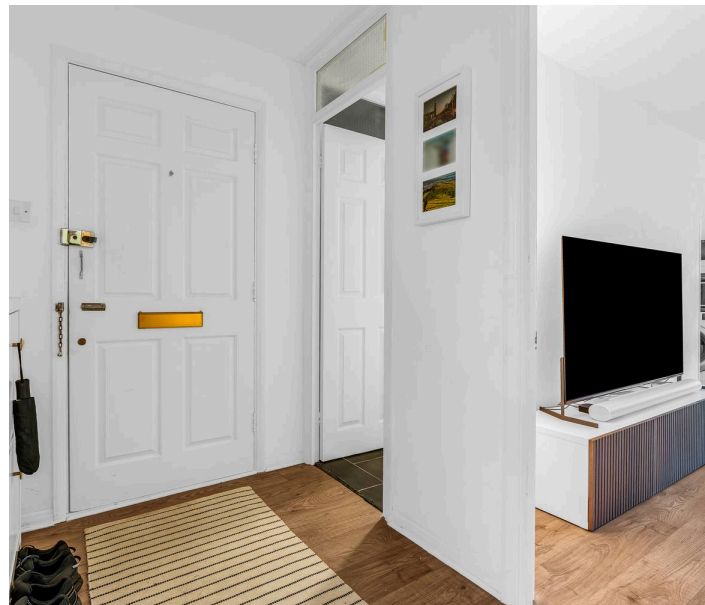
### **COMMUNAL GARDEN**

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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