



**River Meads, Stanstead Abbotts Ware SG12 8EF**

**welcome to**

**River Meads, Stanstead Abbotts Ware**

WILLIAM H BROWN are pleased to offer for sale this spacious TWO BEDROOM GROUND FLOOR APARTMENT located within this popular riverside development, boasting stunning views. The apartment is within easy reach of St Margaret's Statio as well as local amenitie green spaces and being offered CHAIN FREE.



## Accommodation Comprises

Main communal front door via intercom system leading to:

## Communal Hallways

### The Apartment

Main front door to:

### Entrance Hall

Parquet flooring, doors providing access to bedrooms, lounge and shower room.

### Shower Room

Fully tiled shower room, sink unit with vanity below, low flush wc, extractor fan, chrome heated towel rail.

### Bedroom 1

Window, power points, panel heater.

### Bedroom 2

Window, power points, panel heater.

### Lounge / Diner

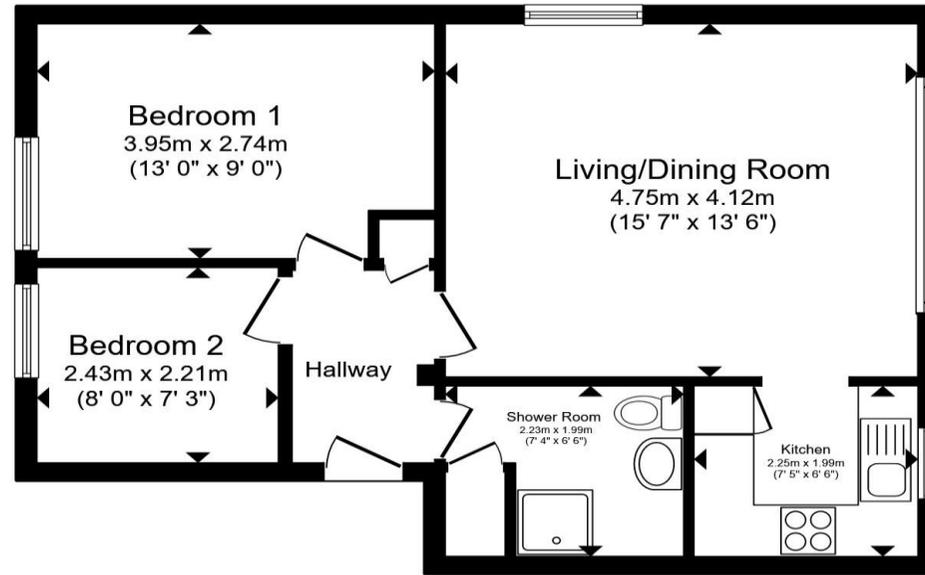
A spacious lounge/diner with two windows overlooking the communal gardens, panel heater, power point, TV point.

### Kitchen

A range of modern wall cupboards, ample work surfaces with cupboards and drawers under. Fitted hob, oven and extractor fan, space for fridge freezer and washing machine, sink unit, window with views overlooking communal gardens.

### Exterior

Well maintained communal gardens, ALLOCATED PARKING.



Floor Plan

Total floor area 50.5 m<sup>2</sup> (543 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## River Meads, Stanstead Abbots Ware

- Two Bedroom Ground Floor Apartment
- Spacious Lounge/Dining Area
- Modern Well Equipped Kitchen
- Shower Room
- Allocated Parking & Well Kept Communal Gardens
- Riverside Development
- Within Reach of St Margaret's Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 152 years from 13 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112785 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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