



**Elliot Heath**  
ESTATE AGENTS

**186 River Meads, Stanstead Abbotts**

Guide Price **£249,500**

# 186 River Meads

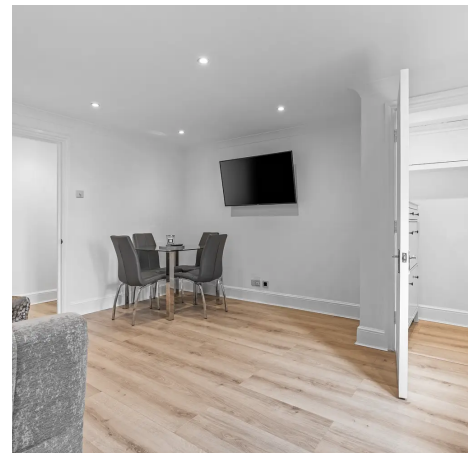
Stanstead Abbots, Ware

One-bedroom ground-floor apartment with private front door in a riverside development with gated access to the River Lea. Close to village amenities, station, parking, gardens and extended lease.  
Council Tax band: C

Tenure: Leasehold

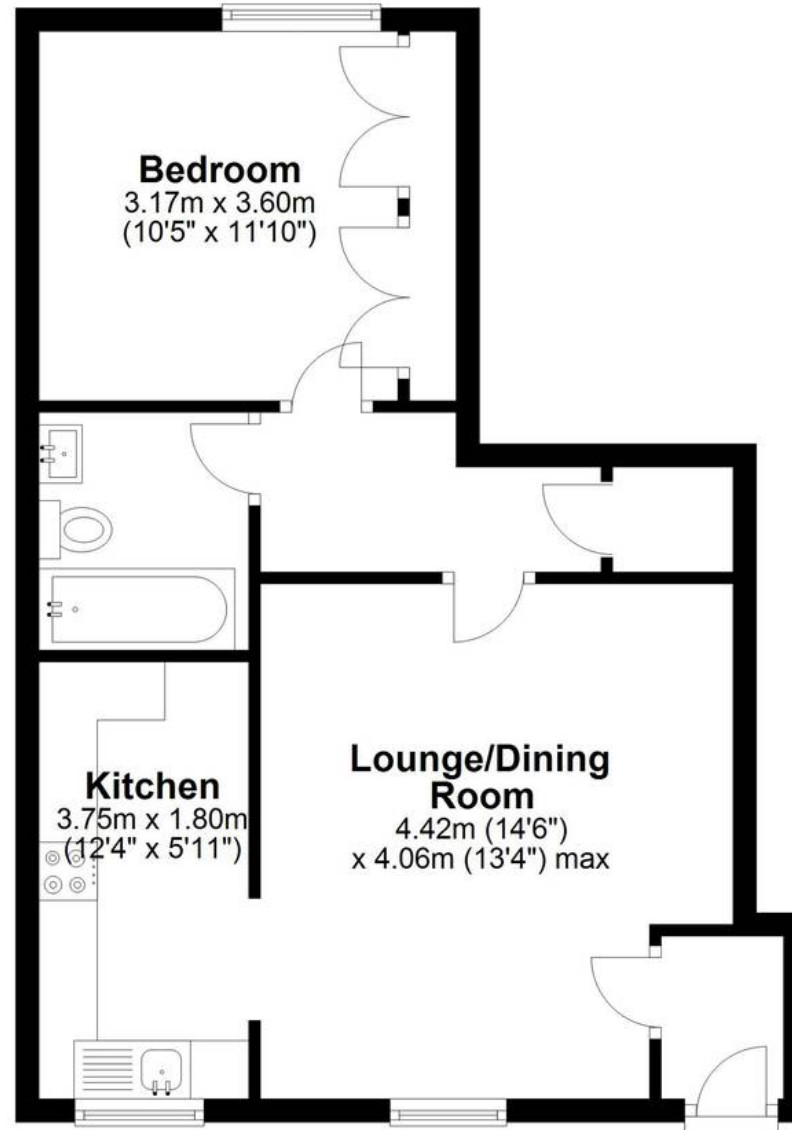
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



## Ground Floor

Approx. 46.4 sq. metres (500.0 sq. feet)



Total area: approx. 46.4 sq. metres (500.0 sq. feet)

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)

## Accommodation

Private front entrance door to:

### Entrance Hall

With wood flooring, door to:

### Lounge/Dining Room

14' 6" x 13' 4" (4.42m x 4.06m)

With double glazed window to front aspect, electric panel heater, wood flooring, open to:

### Kitchen

12' 4" x 5' 11" (3.76m x 1.80m)

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, integrated fridge/freezer, space and plumbing for washing machine, wood flooring.

### Inner Lobby

With built in storage cupboard housing hot water cylinder, wood flooring, electric panel heater, doors to:

### Bedroom

10' 5" x 11' 10" (3.17m x 3.61m)

With window to rear aspect, electric panel heater, fitted wardrobe cupboards to one wall.

### Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, electric towel rail.





### **COMMUNAL GARDEN**

The property is set in beautiful communal gardens with private gated access to the River Lea and Amwell Nature Reserve providing ample opportunity for beautiful nature walks right on its doorstep.

### **ALLOCATED PARKING**

1 Parking Space

The property benefits from a sheltered allocated parking space with CCTV coverage, together with one visitors parking pass.







## Elliot Heath Estate Agents

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