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185 River Meads, St Margarets, Herts, SG12 8EU

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Asking Price £169,995

This lovely Studio apartment is arranged around an open-plan layout that combines the living, sleeping and kitchen areas, creating a practical and flexible space. The kitchen benefits from good natural light and includes a dedicated breakfast area. The bathroom has the added benefit of large built-in storage in the Eaves, fully tiled and a heated towel rail.

Allocated Parking for one vehicle is included, a practical benefit in this part of St Margarets, with additional visitor spaces. The River Meads development is close to local amenities in nearby Stanstead Abbotts and St Margarets, where you will find independent shops, cafés, pubs and everyday services along the High Street and surrounding roads.

Green spaces and riverside walking and cycling routes are a key attraction of the area, with easy access to paths along the River Lea and nearby countryside. These routes link to Hertford and Ware, offering further leisure, dining and shopping options.

Public transport connections are strong. St Margarets railway station is within easy reach, providing services to London Liverpool Street via Tottenham Hale, with typical journey times of around 40–45 minutes, and to Hertford East and Ware in under 10 minutes. Nearby road links offer straightforward access to the A10 for travel towards London and Cambridge.

This studio flat offers a practical base in a sought-after riverside location.

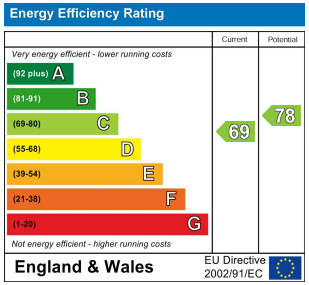
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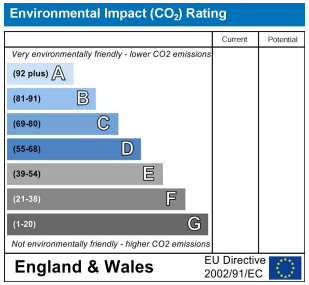
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Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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





COMMUNAL ENTRANCE
Security Entry phone giving access to. Well kept Entrance hall with painted walls. Stairs to all floors;

ENTRANCE HALL
6'8" x 3'6"
Wood door into hallway with loft access.Painted walls, Oak effect Laminate flooring and white ceiling with sunken lights. Fuse box, entry phone. Shoe storage cabinets. Wood door into;

LIVING SPACE
17'6 x 13'0"
Oak effect laminate flooring, painted walls and white ceiling with sunken lights. Modern programmable electric heated radiator. Two wood framed windows to side aspect overlooking the central "Atrium". Large UPVc double glazed Dormer window to front aspect with views across the River Lea. Wood door to Bathroom. Access to Kitchen area;

KITCHEN AREA
13'6" x 6'8"
Oak effect Laminate flooring. Range of matching ikea contemporary design high gloss wall and base units with solid wood work surface. Sink & drainer with High pressure mixer tap and waste disposal. Space for tall standing fridge/freezer. Hotpoint built in electric oven and hob. Washing Machine. Papered walls with tiled splash backs and white ceiling with spot lights. Large UPVc double glazed Dormer window to front aspect above contained office area;

BATHROOM
10'2" x 6'2"
Large Tiled floor fitted with underfloor electric heating, Fully tiled walls and white ceiling with sunken lights. Electric heated towel rail. Storage cupboard containing pressurised hot water tank. Small windows overlooking central "Atrium". Contemporary white bath suite comprising low level WC and wash basin integrated to high gloss cabinet. Combined bath and fixed head shower unit. Double doors to large storage cupboard the length of the room;

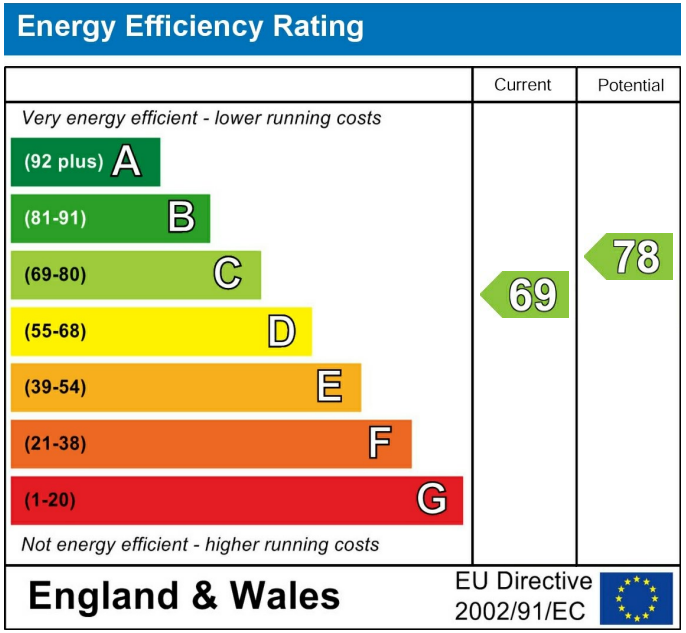
OUTSIDE
Outside: Allocated parking. Lovely well kept communal gardens with access to the River Lea towpath.

Agents Note
We are advised by the Vendor of the following;

Lease is in excess of 150 years

Annual service Charge is £2400 approximately

Mortgage Advice
Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.
Our dedicated advisor can help with all types of mortgages & financial services such as;
• First time buyers
• Re-mortgages
• Buy to Let
• Life Assurance & Protection
Please feel free to contact us for further details.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 813073



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. 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.


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