



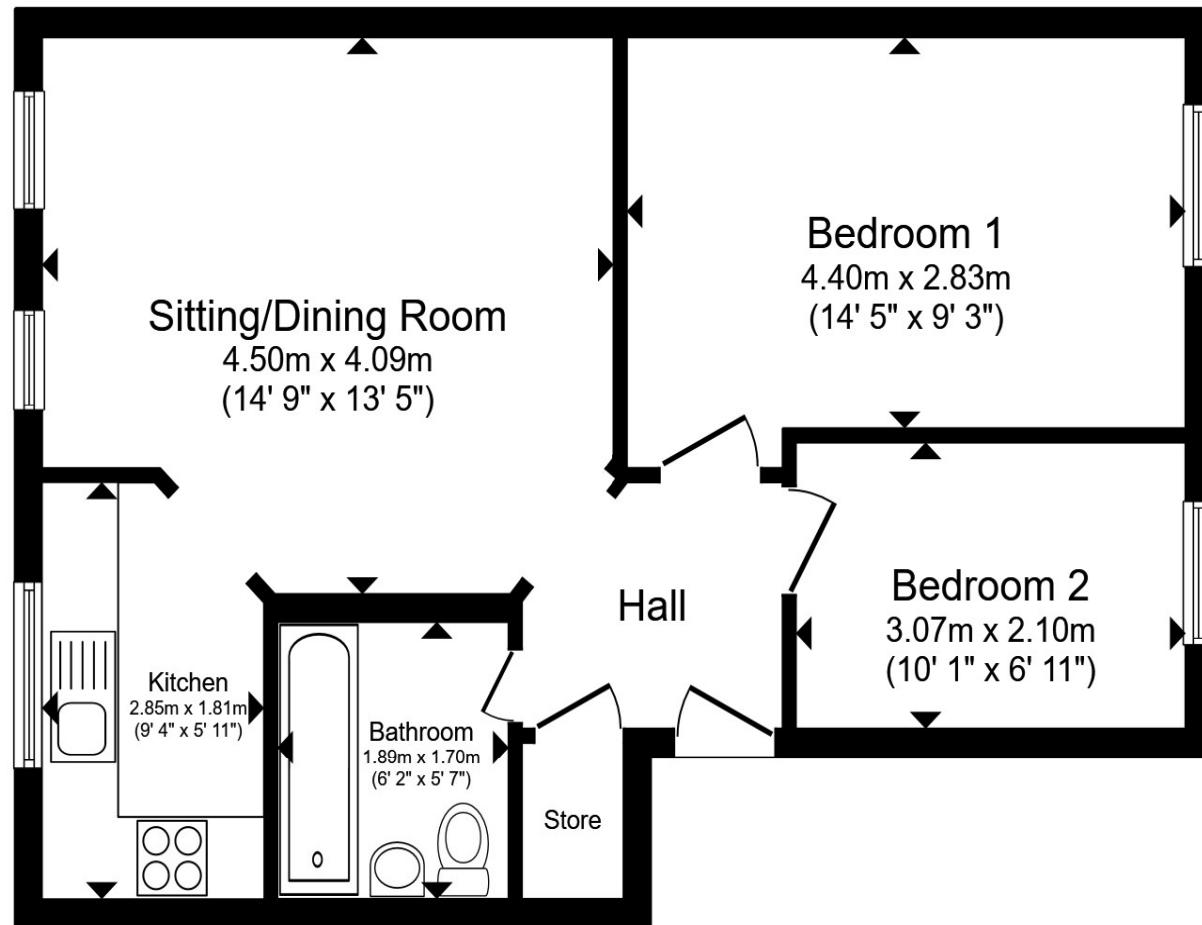
River Meads, Stanstead Abbotts Ware SG12 8EL

welcome to

River Meads, Stanstead Abbotts Ware

A generously proportioned ground floor apartment in the desirable River Meads development, offering excellent access to local amenities and St Margaret's railway station serving London Liverpool Street. The apartment benefits from a LONG LEASE.





Total floor area 51.4 m² (553 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

Accommodation Comprises

Communal Entrance Hall

The Apartment

Entrance Hall

Sitting/Dining Room

14' 9" max x 13' 5" max (4.50m max x 4.09m max)

Kitchen

9' 4" max x 5' 11" ma (2.84m max x 1.80m ma)

Bedroom 1

14' 5" max x 9' 3" max (4.39m max x 2.82m max)

Bedroom 2

10' 1" max x 6' 11" max (3.07m max x 2.11m max)

Bathroom

Exterior

Allocated Parking

welcome to

River Meads, Stanstead Abbotts Ware

- SPACIOUS GROUND FLOOR APARTMENT
- LONG LEASE
- LOUNGE/DINING ROOM & FITTED KITCHEN
- MODERN BATHROOM
- SUPERB COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: E

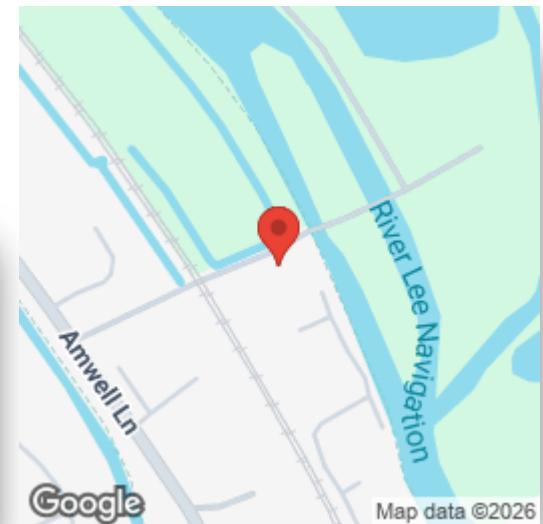
Council Tax Band: C Service Charge: 2690.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 152 years from 01 Apr 2016.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£290,000



view this property online williamhbrown.co.uk/Property/WRE107842

Please note the marker reflects the
postcode not the actual property



Property Ref:
WRE107842 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk