



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

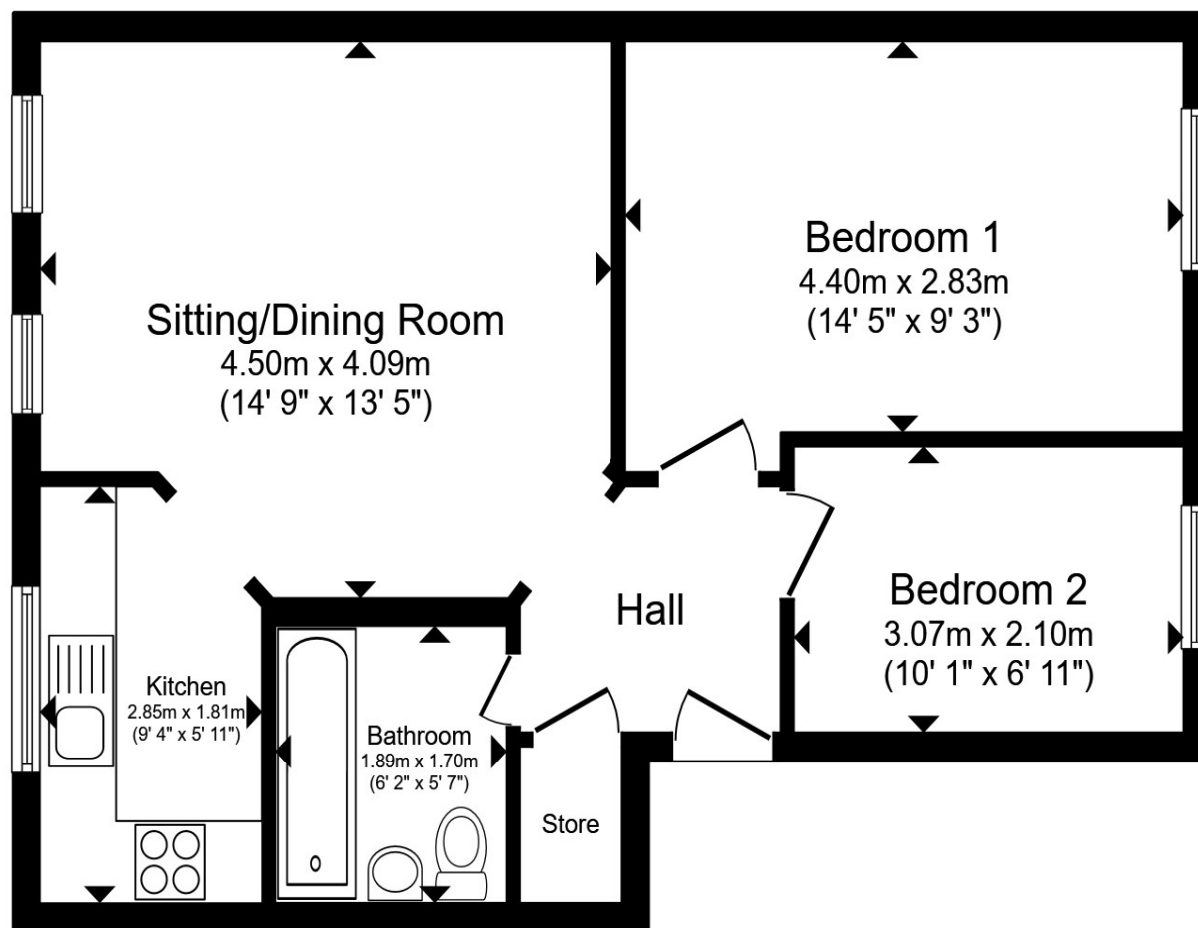


**welcome to**

**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 m<sup>2</sup> (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](http://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 Abbots 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107842 - 0007

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