



**Elliot Heath**  
ESTATE AGENTS

**182 River Meads, Stanstead Abbotts**

Guide Price **£270,000**



# 182 River Meads

Stanstead Abbots, Ware

Chain-free one-bedroom apartment with two private balconies in a riverside Stanstead Abbots development. Parking, gardens, river access and walk to station.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Second Floor**  
Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

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)

### **Communal Entrance Hall**

Main communal entrance door via secure entryphone system, with staircase to all floors and private front entrance door to:

### **Entrance Hall**

With secure entryphone system, wood flooring, electric wall heater, doors to:

### **Living Room**

14' 7" x 11' 5" (4.45m x 3.49m)

With double glazed sliding doors giving access to a private balcony, wood flooring, two vertical electric wall heaters, large built in storage cupboard, open to:

### **Kitchen**

With double glazed window. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring.

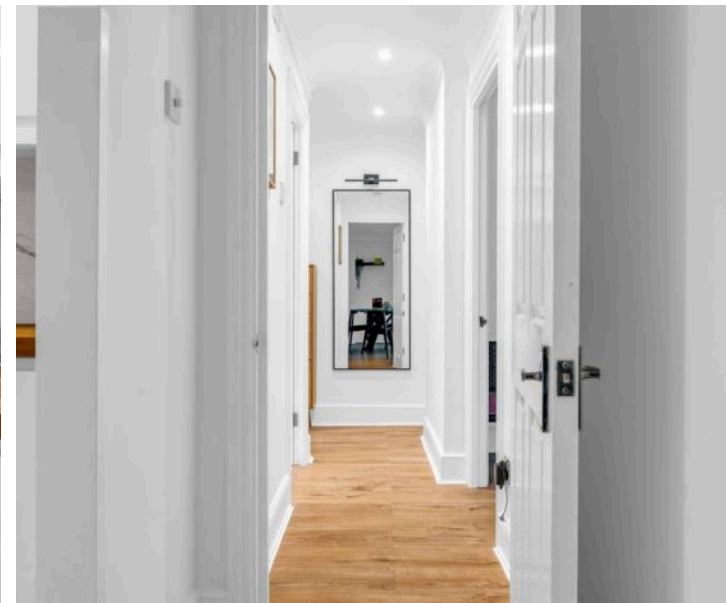
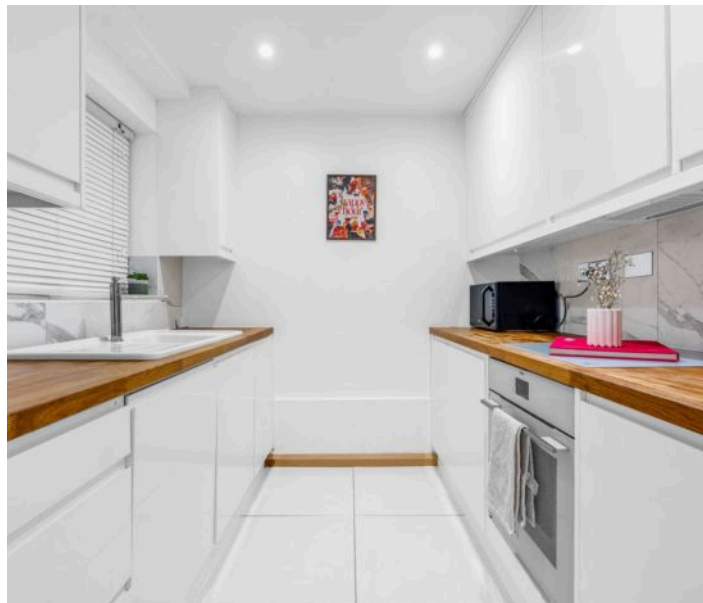
### **Bedroom**

11' 1" x 13' 0" (3.38m x 3.96m)

With double glazed sliding doors to a private balcony, wood flooring, two vertical electric wall heaters, built in wardrobe cupboards with mirrored front.

### **Bathroom**

Fitted with a suite comprising tile enclosed bath with shower over, vanity unit with inset wash hand basin, dual flush wc, fully tiled, electric towel rail, built in storage cupboard.







### **COMMUNAL GARDEN**

Residents benefit from beautiful communal gardens and access to the River Lea towpath.

### **ALLOCATED PARKING**

1 Parking Space

Allocated parking space.







## Elliot Heath Estate Agents

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