



**Elliot Heath**  
ESTATE AGENTS

**125 River Meads, Stanstead Abbotts**

Guide Price **£275,000**

# 125 River Meads

Stanstead Abbotts, Ware

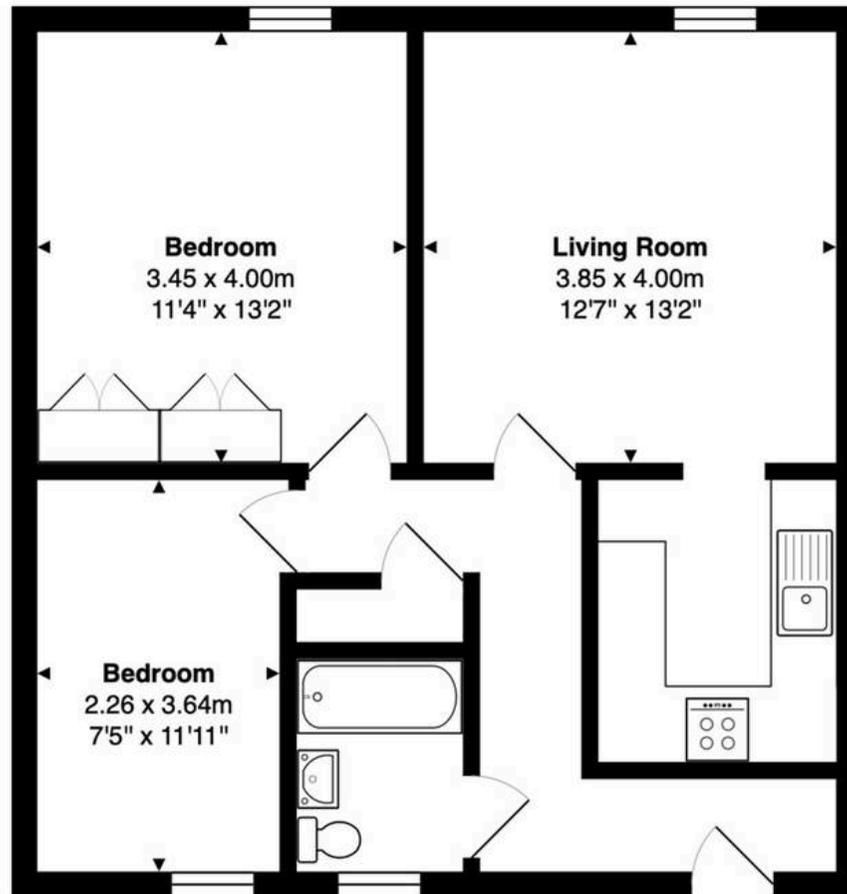
Chain-free 2-double bed riverside apartment in Stanstead Abbotts. Open-plan living, bathroom, long lease, zero ground rent, allocated parking for 2, gardens & river access. Close to shops & station. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





**First Floor**

Total Area: 58.1 m<sup>2</sup> ... 626 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 effect flooring, electric wall heater, built in storage cupboard, doors to:

### **Living Room**

12' 8" x 13' 1" (3.85m x 4.00m)

With double glazed window, electric wall heater, wood effect flooring, open to:

### **Kitchen**

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, appliance space, tiled splash back areas, wood effect flooring.

### **Bedroom One**

11' 4" x 13' 1" (3.45m x 4.00m)

With double glazed window, electric wall heater, fitted wardrobe cupboards with mirrored fronts.

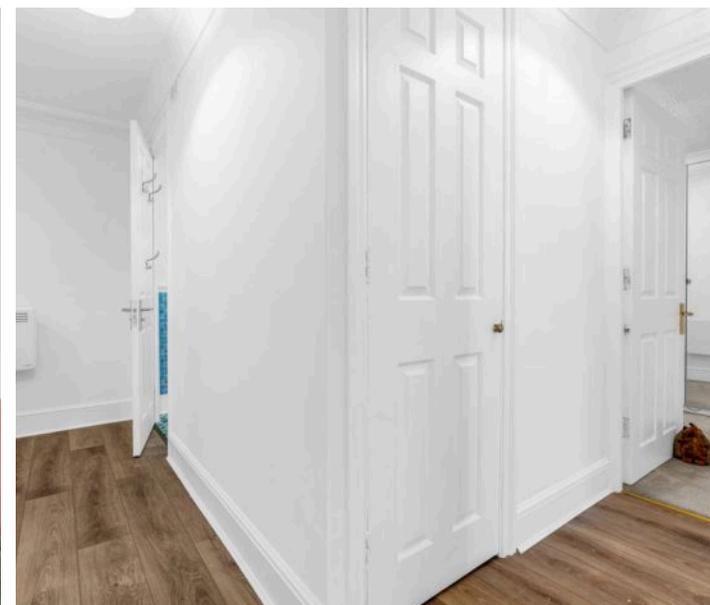
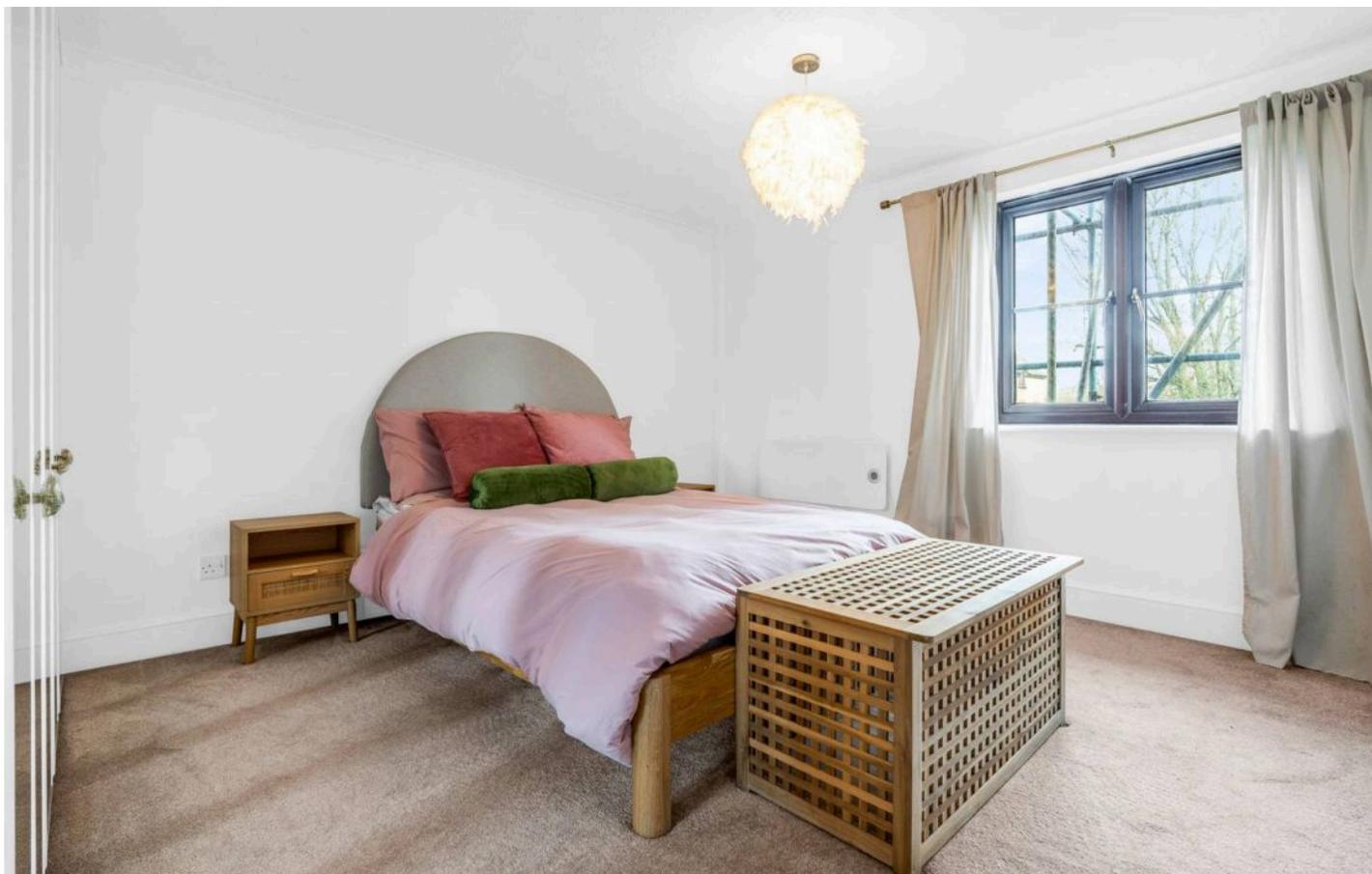
### **Bedroom Two**

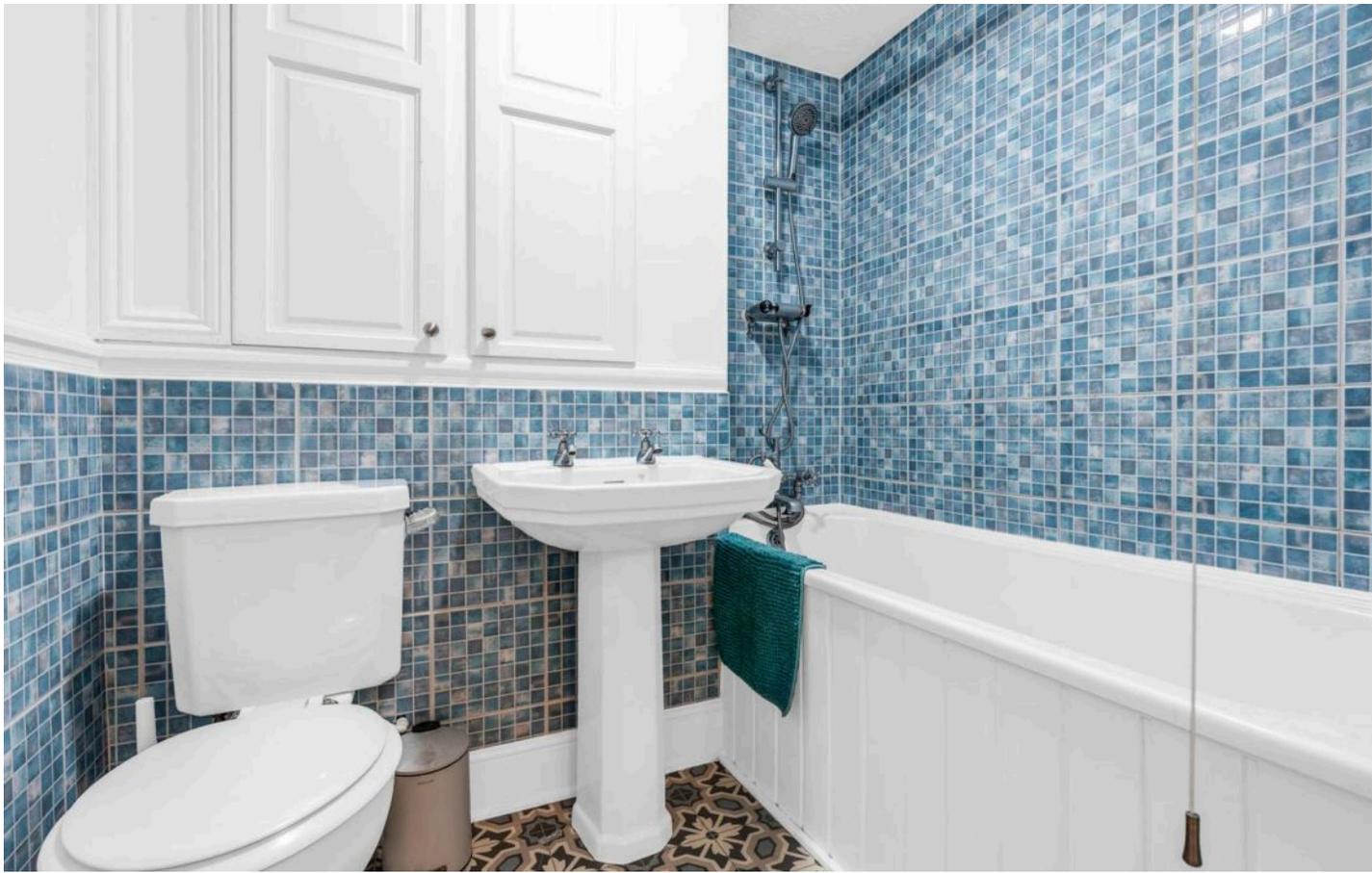
7' 5" x 11' 11" (2.26m x 3.64m)

With double glazed window, electric wall heater.

### **Bathroom**

With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled floor, radiator.





### **COMMUNAL GARDEN**

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

### **ALLOCATED PARKING**

2 Parking Spaces

Two allocated parking spaces, one of which is covered





## Elliot Heath Estate Agents

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