



£185,000

River Meads, Stanstead Abbotts

River Meads, Stanstead Abbots, SG12 8EU

Keith Ian are pleased to offer this fantastic top floor studio apartment which is within walking distance of St Margaret's railway station, offering a direct link to London Liverpool Street. The property offers very spacious accommodation and is a LARGER THAN AVERAGE studio with loft space. The shower room has recently been refitted and also benefits from a large storage cupboard complete with plumbing for a washing machine. The property enjoys allocated parking and direct access to the river towpath which is walking distance from St. Margaret's charming high street with all essential amenities.

Stanstead Abbots is located 22 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The lovely village centre offers a superb array of amenities including convenience stores, boutique shops, restaurants and public houses. The River Lee runs through the village with its scenic walks towards through Ware to the North and Broxbourne to the South.

The mainline station is located under a quarter of a mile from the property and offers services into Liverpool Street in around 38 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale.

ENTRANCE LOBBY

STUDIO ROOM

17'8 x 14'10 (max) (5.38m x 4.52m (max))

KITCHEN

15'5 x 7'3 (max) (4.70m x 2.21m (max))

SHOWER ROOM

9'11 x 6'3 (3.02m x 1.91m)

COMMUNAL GARDENS

ALLOCATED PARKING

LEASEHOLD INFORMATION

Lease Length - 155 years approx

Maintenance Charge - £1753.37 p.a (reviewed annually)

Ground Rent - peppercorn

COUNCIL TAX

Band B

Annual Charge £1,493.80 - 2022/2023

WHAT3WORDS

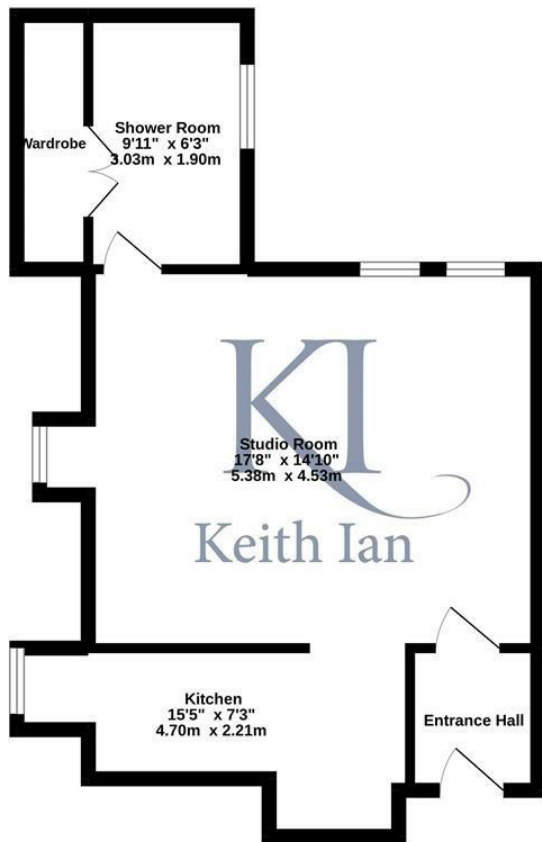
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Ground Floor
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	78	England & Wales
		64	EU Directive 2002/91/EC

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