



River Meads, Stanstead Abbots, Herts, SG12 8EL

TWO DOUBLE BEDROOMS | FIRST FLOOR APARTMENT | PRIVATE BALCONY | MODERN KITCHEN
ALLOCATED PARKING | CLOSE TO THE STATION | ACCESS TO THE RIVER | EPC RATING E

£950.00 | Per Calendar Month

Plus fees, please visit - www.hunters.com/tenantfees/stansteadabbottsl.pdf for more info

HUNTERS[®]
HERE TO GET *you* THERE

River Meads, Stanstead Abbots, Herts, SG12 8EL

Hunters Stanstead Abbots are pleased to present this Two Double bedroom, first floor apartment in a sought after location with private Balcony. The property comprises entrance hall leading to Living room with separate Kitchen. Bathroom with white suite. Situated in well maintained communal gardens with access to the River Lea. Allocated and visitor parking.

COMMUNAL ENTRANCE

Secure entry phone system, Painted walls, carpet flooring. Solid entrance door to;



ENTRANCE HALL

Painted walls, light wood effect laminate flooring. Storage heater, Two covered light fittings. Entry phone;

LIVING ROOM

4.57m (15' 0") x 3.96m (13' 0")

Door into. Painted walls, light wood effect laminate flooring. Four point spot lights. Storage heater. Storage Alcove. Sliding Patio doors to Private Balcony.



BALCONY

2.34m (7' 8") x 1.42m (4' 8")

Brick enclosed balcony;

KITCHEN

2.64m (8' 8") x 1.73m (5' 8")

Modern fitted Kitchen with range of matching wall and base units in "Beech" effect finish. Light wood effect Laminate flooring. Built in electric oven with matching glass Hob. Extractor hood. Stainless sink and drainer unit. Roll top work surface. Half tiled splash back. Space for tall standing Fridge freezer. Space for washing machine. Wall mounted extractor fan.



BATHROOM

3.56m (11' 8") x 1.45m (4' 9")

Door into. Painted walls, light wood effect laminate flooring. White suite comprising low level WC, wash basin and panel Bath with shower over. White tiles to bath surround. Built in cupboard housing Hot water tank. Electric heater. Wall mounted fan heater. enclosed light.



MASTER BEDROOM

4.14m (13' 7") x 3.53m (11' 7")

Door into, (Inner hall 6'9" x 3'10") Painted walls, light wood effect laminate flooring. Wood frame window to front aspect. Velux window. Built in mirrored wardrobe. Storage heater. Three point halogen spot light.



BEDROOM TWO

2.87m (9' 5") X 2.54m (8' 4")

Door into. Painted walls, light wood effect laminate flooring. Wood frame window to front aspect. Three point halogen spot light. Panel heater.



OUTSIDE

Well kept communal gardens with views and access to the River Lea. Allocated parking and visitor parking.



ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday 9.30 TO 5.30

Tuesday 9.30 TO 5.30

Wednesday 9.30 TO 5.30

Thursday 9.30 TO 5.30

Friday 9.30 TO 5.30

Saturday 10.00 TO 4.00

Sunday CLOSED

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.