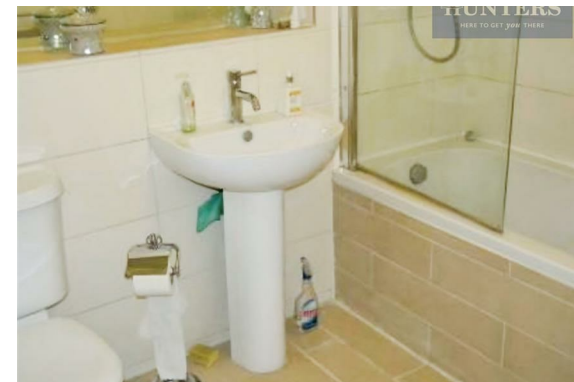




HUNTERS
HERE TO GET *you* THERE



River Meads, St Margarets, Herts, SG12 8EU

- TOP FLOOR APARTMENT
- DOUBLE BEDROOM
- WHITE BATHROOM SUITE
- ALLOCATED PARKING
- LEASE EXTENDED
- RIVERSIDE LOCATION WITH VIEWS
- MODERN DESIGN WHITE KITCHEN
- WELL MAINTAINED THROUGHOUT
- LOVELY COMMUNAL GARDENS
- OFFERED CHAIN FREE

Asking Price £260,000

HUNTERS[®]
HERE TO GET *you* THERE

River Meads, St Margarets, Herts, SG12 8EU

DESCRIPTION

This one-bedroom flat in River Meads, St Margarets, Hertfordshire is offered ****for sale**** and provides an excellent opportunity for buyers seeking a well-located home with river views. Extending to approximately 390 sq ft, the property comprises a double bedroom, one reception room, a kitchen, and a bathroom fitted with a heated towel rail. The layout is well suited to an individual or couple.

St Margarets benefits from a pleasant riverside setting along the River Lee, with attractive walking and cycling routes close by, including paths towards Stanstead Abbots and Ware. Nearby green spaces and riverside walks enhance the appeal for those who enjoy outdoor activities.

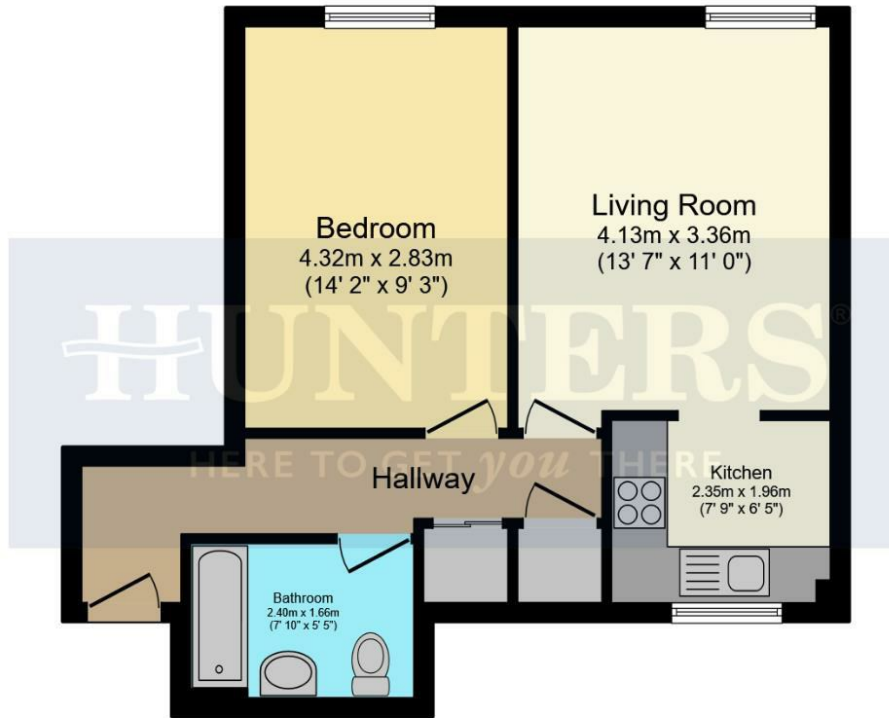
Local amenities in St Margarets and the surrounding area include everyday shops, cafés and pubs, with broader facilities available in Ware and Hertford, both a short drive away. The location is known for its convenient access to services while maintaining a calm residential feel.

Public transport links are a key advantage. St Margarets railway station (Herts) is within easy reach, offering regular services to London Liverpool Street via Broxbourne, with typical journey times of around 40–45 minutes, making this a practical choice for commuters. Road connections are also useful, with access to the A10 for routes towards London, Cambridge and the wider motorway network.

The property has an EPC rating of D and falls within Council Tax Band C. This flat represents a well-positioned home in a sought after location with strong transport and local amenity options.







Floor Plan

Floor area 42.0 sq.m. (464 sq.ft.)

Total floor area: 42.0 sq.m. (464 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewings

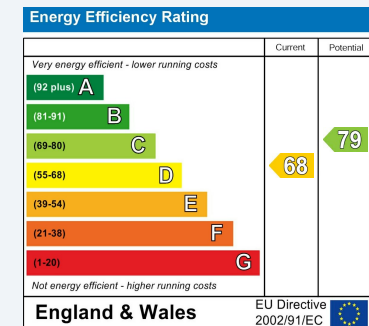
Please contact stansteadabbotts@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



54 High Street, Stanstead Abbotts, SG12 8AG
 Tel: 01920 872500 Email: stansteadabbotts@hunters.com <https://www.hunters.com>

