

HUNTERS[®]

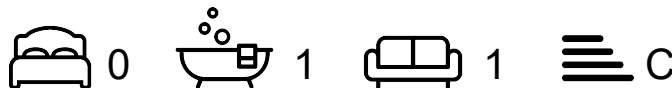
HERE TO GET *you* THERE



River Meads

St Margarets, SG12 8EL

£995 Per Calendar Month



To Let – Studio Apartment

This neutrally decorated first-floor studio flat is available to let in the riverside village of St Margarets, Hertfordshire. The property offers a larger than average layout with an entrance hallway leading to a large living space, a modern fitted kitchen and a bathroom with a modern white suite. The flat benefits from an EPC rating of C and falls within Council Tax Band B. Externally, there are well-kept communal gardens and the additional advantage of allocated parking.

The flat enjoys a desirable riverside location close to the River Lea, providing access to local green spaces, riverside walking routes and cycling routes along the Lee Valley. Stanstead Abbots village centre offers local amenities including shops, cafés and pubs.

Public transport links are a particular strength of this property. St Margarets railway station is within easy reach, offering services to London Liverpool Street via Tottenham Hale. Typical journey times to Liverpool Street



ENTRANCE HALL 8'0"x 3'3" (2.44x 0.99)
 Panel door into; Carpet flooring, painted walls, white ceiling with pendant light. Electric Heater;

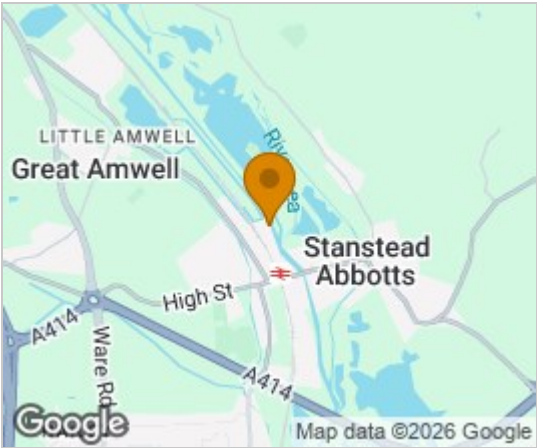
BATHROOM 7'6" x 5'6" (2.29 x 1.68)
 Panel door into; Three piece suite comprising low level WC, pedestal basin and panel bath with shower over. Half tiled and painted walls, vinyl flooring. Panel door into storage cupboard containing hot water tank;

LIVING ROOM 17'8" x 11'6" (5.38 x 3.51)
 Panel door into; painted walls, carpet flooring, white ceiling with pendant lights. Two Electric heaters, Two windows to side aspect. Archway into;

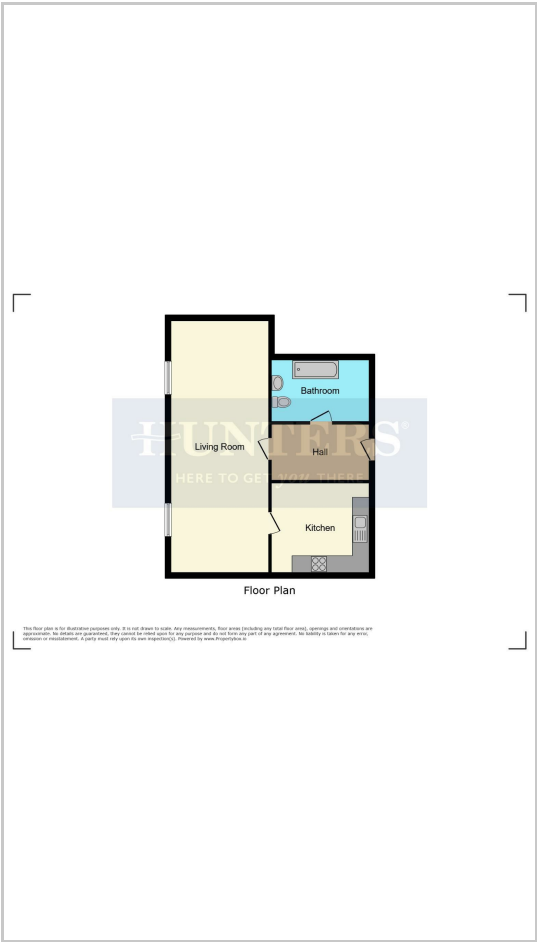
KITCHEN 12'5" x 6'8" (3.78 x 2.03)
 Painted walls with tiled splashbacks, vinyl flooring. Range of matching wall and base units with roll top work surface. Built in Oven and Hob with space for washing machine and tall standing fridge freezer;

OUTSIDE
 Very well kept communal gardens with access to the River Lea towpath. Allocated parking and visitor parking spaces.

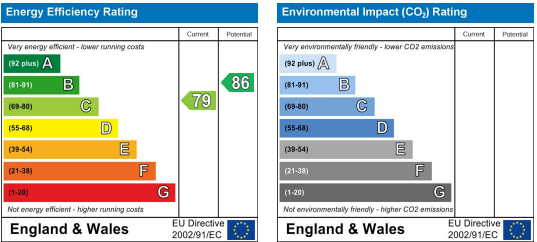
Area Map



Floor Plans



Energy Efficiency Graph



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.