



## 98 River Meads

Ware SG12 8EL

Price £229,995



**\*VENDOR SUITED\*** KIRBY COLLETTI are delighted to present this immaculately presented one-bedroom, second-floor apartment in this Premier Riverside development. It features a bright, spacious living room, a separate fitted kitchen, a generous bedroom, and a contemporary bathroom. Residents enjoy an allocated parking, beautifully maintained communal gardens and direct gated access to the peaceful River Lee towpath.

The flat comes with a long lease and lies just a short walk from Stanstead Abbots' shops, pubs and cafés on the high street, as well as St Margaret's main-line station with regular services into London Liverpool Street.





## ACCOMMODATION

### RECEPTION HALL

### LIVING ROOM

14'1" x 15'11" (4.29m x 4.85m)

### KITCHEN

9'3" x 6'1" (2.82m x 1.85m)

### BEDROOM

16'8" max x 10'9" (5.08m max x 3.28m)

### BATHROOM

6'11" x 6'5" (2.11m x 1.96m)

### AGENTS NOTE

Lease: 152 Years Remaining

Service Charge & Ground Rent: £2,556 per annum

## Road Map



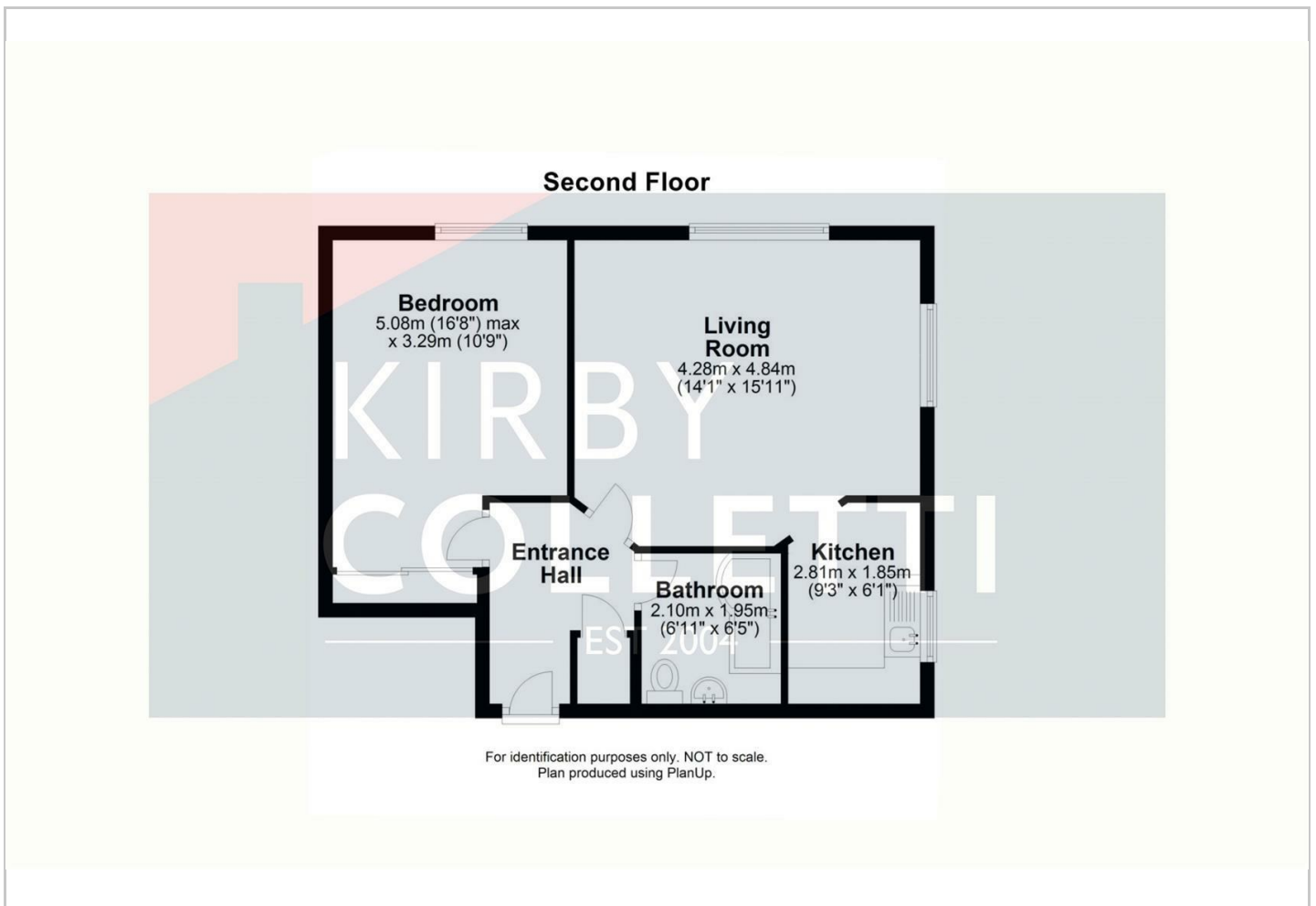
## Hybrid Map



## Terrain Map



## Floor Plan

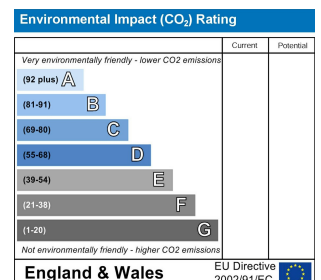
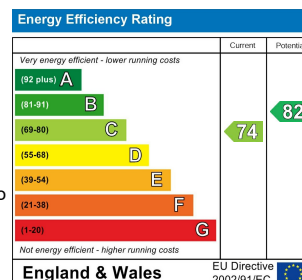


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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