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River Meads, St Margarets, Herts, SG12 8EU

Asking Price £260,000

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 Abbotts and Ware. Nearby green spaces and riverside walks enhance the appeal for those who enjoy outdoor activities.

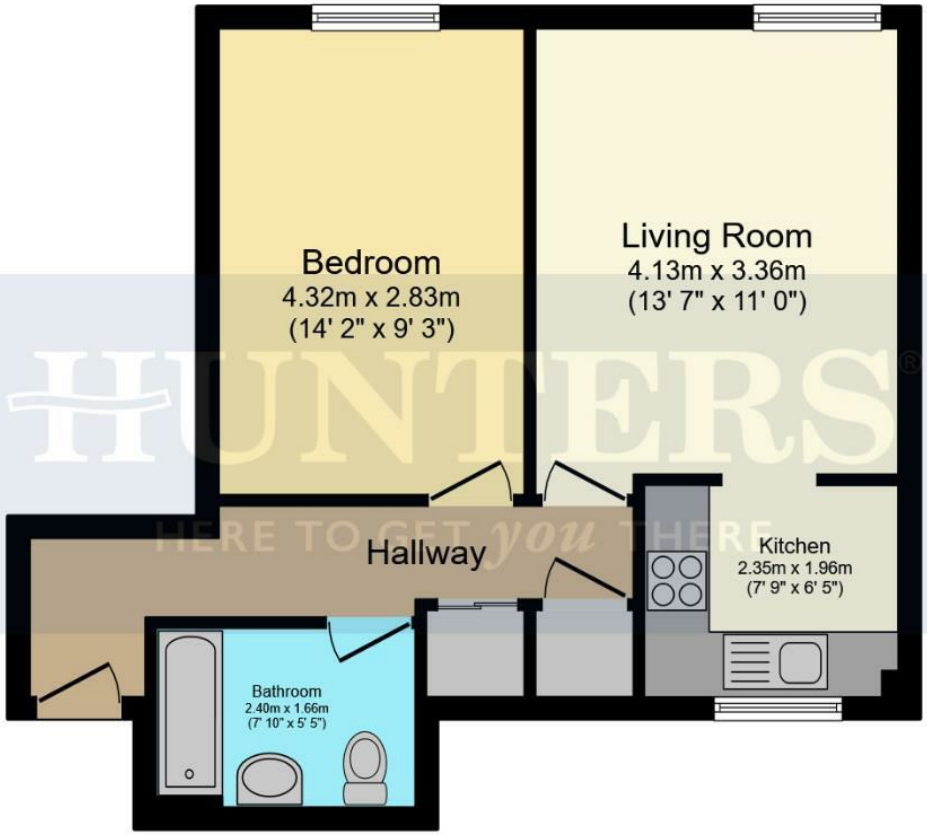
Local amenities in St Margarets and the surrounding area include everyday shops, cafés and pubs, with broader facilities available in Ware and Hertford, both a short drive away. The location is known for its convenient access to services while maintaining a calm residential feel.

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.

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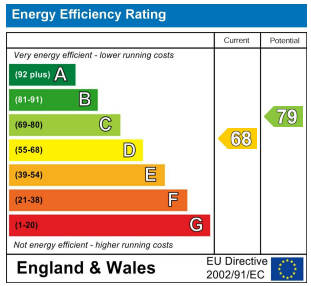


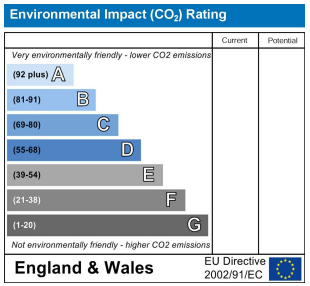
Floor Plan

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





COMMUNAL ENTRANCE
Entry phone system, carpet flooring, painted walls;

ENTRANCE HALL
18'8" x 3'4"
Wooden door into. Painted walls, carpet flooring, white ceiling. Electric heater. access to large Loft space. Storage cupboard. Cupboard containing water tank;

BEDROOM
14'2 x 9'3
Solid wood door into. Carpet flooring, painted walls, white ceiling. Window to front aspect. Built in wardrobes. electric heater;

BATHROOM
7'10 x 5'5"
Solid wood door into. Tiled flooring, tiled walls, white ceiling. Three piece white suite comprising low level WC, panel bath with shower over and wash basin;

LIVING ROOM
13'7" x 11'
Solid wood door into. Carpet flooring, painted walls, white ceiling. Window to front aspect, electric heater

KITCHEN
7'9" x 6'5"
Archway into. Range of matching "contemporary style" wall and base units with appliances. Window to "Atrium"

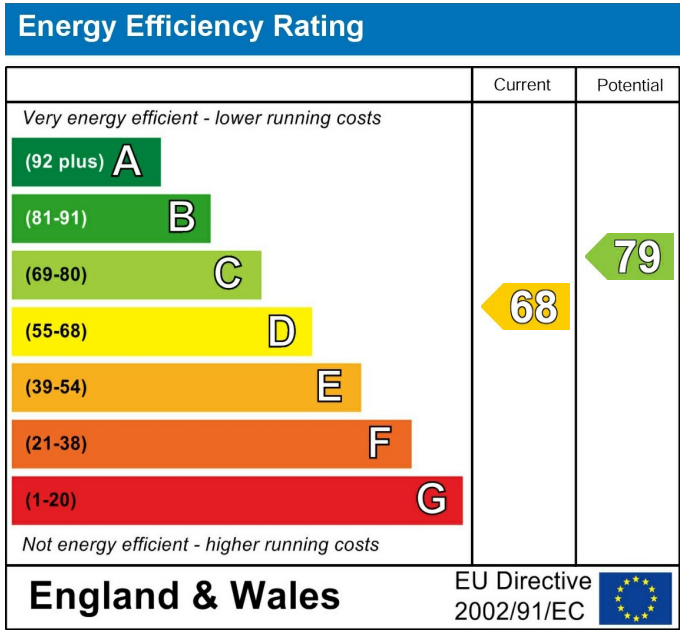
OUTSIDE
Well kept communal gardens with access to the River towpath. Allocated parking and additional visitor parking.

AGENTS NOTE
We are advised by the Vendor of the following:

Extended Lease with remaining 152 years.
No ground rent payable.
Service charge £2,550 per year (Approximately & Includes buildings insurance and water charge)

Mortgage Advice

Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.
Our dedicated advisor can help with all types of mortgages & financial services such as;
• First time buyers
• Re-mortgages
• Buy to Let
• Life Assurance & Protection
Please feel free to contact us for further details.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 813073



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. 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.






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