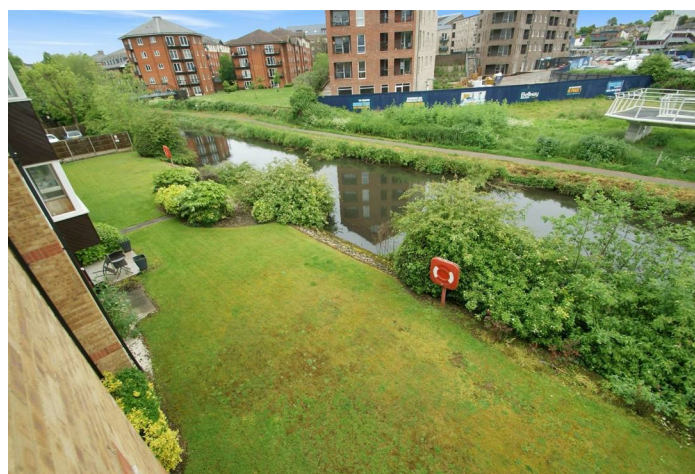
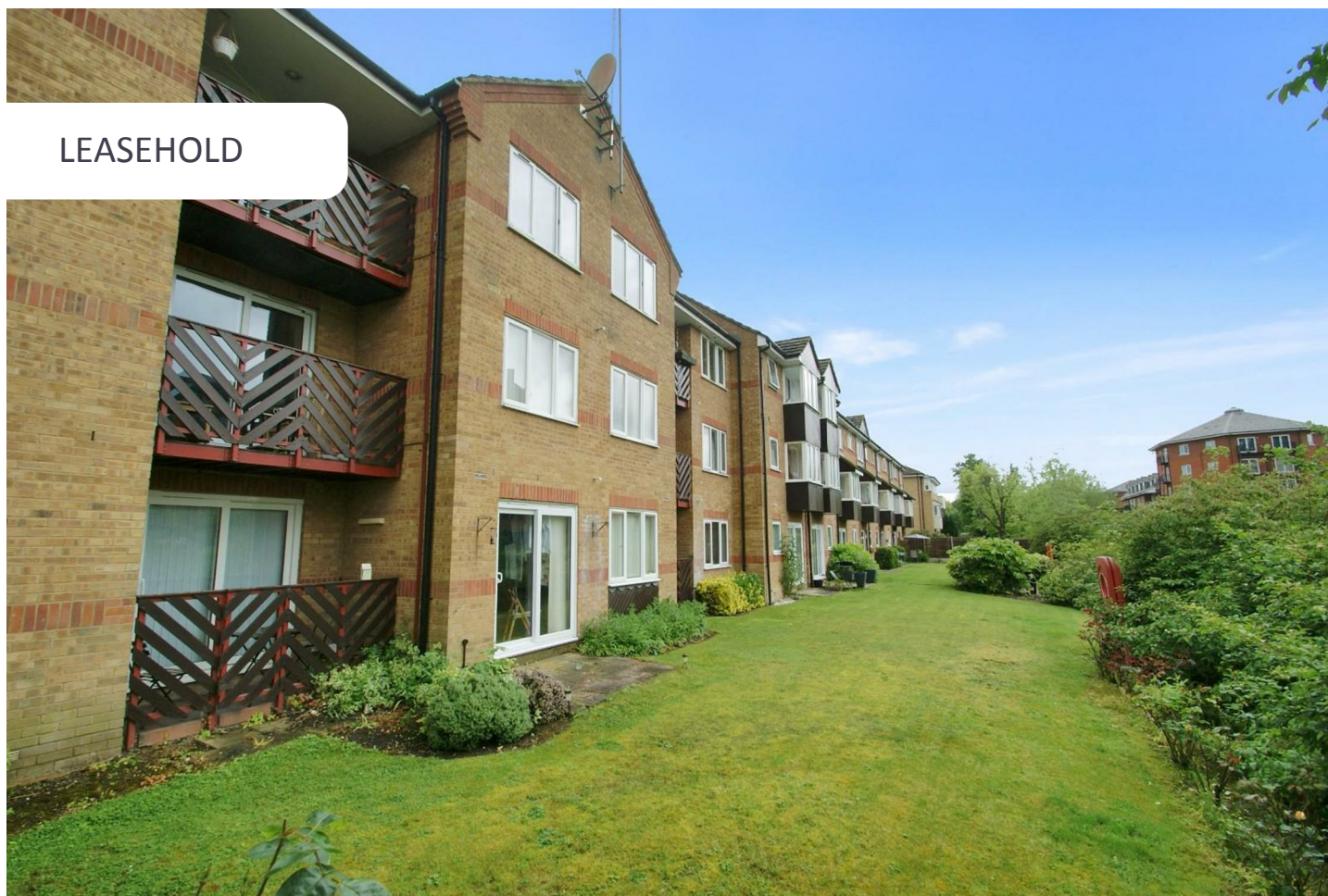


LEASEHOLD



Apartment (EPC Rating: C)

SOUTH STREET
BISHOP'S STORTFORD
CM23 3YW
Price Guide
£187,500

- SPACIOUS TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- LOUNGE/DINER
- FULLY FITTED KITCHEN
- BATHROOM
- OVERLOOKING THE RIVER STORT
- COMMUNAL GARDENS
- ALLOCTED PARKING + VISITORS
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN



Fordyce Furnivall
Residential Sales & Letting Agents



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C

1 Bedroom Apartment located in Bishop's Stortford

Being offered with NO ONWARD CHAIN, a spacious one double bedroom top floor apartment with views over the River Stort and within easy walking distance of the town centre and mainline railway station. The accommodation comprises entrance hall, lounge, kitchen, bedroom and bathroom. Outside there are communal gardens, one allocated parking space plus additional visitors parking. Additional benefits include UPVC double glazing and electric storage heaters.

SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25 orbital motorway.

GROUND FLOOR

COMMUNAL ENTRANCE

Stairs to first and second floors, door to parking bays.

SECOND FLOOR (TOP)

FRONT DOOR

ENTRANCE HALL

Storage radiator, entry phone system, doors off to:

LOUNGE/DINER

19'0" x 9'10"

UPVC double glazed window to the front aspect overlooking the river, T.V, point, airing cupboard, storage radiator.

KITCHEN

9'10" x 9'10"

Fitted with base and eye level units with roll edge work surface over, inset stainless steel sink, standalone oven, fridge/freezer, washing machine, part tiled walls.

BEDROOM

13'1" x 8'2"

UPVC double glazed window to the front aspect, built in wardrobe, wall mounted electric radiator.

BATHROOM

Bath with Triton power shower over, pedestal wash hand basin, low flush WC, heater, extractor, vinyl flooring, part tiled walls.

OUTSIDE

COMMUNAL GARDENS

There are attractive communal gardens overlooking the river to the rear

PARKING

There is one allocated parking space with the property plus additional visitors parking.

LEASE DETAILS

Length of lease remaining: 154 years.

Ground Rent: None

Service Charge: £1,219.62 + £426.97 for the reserve fund totalling £1,646.59 p.a. or £137.22 per calendar month.

LOCAL AUTHORITY

East Herts District Council

Tax Band: B

£1,559.51

AGENT'S NOTE

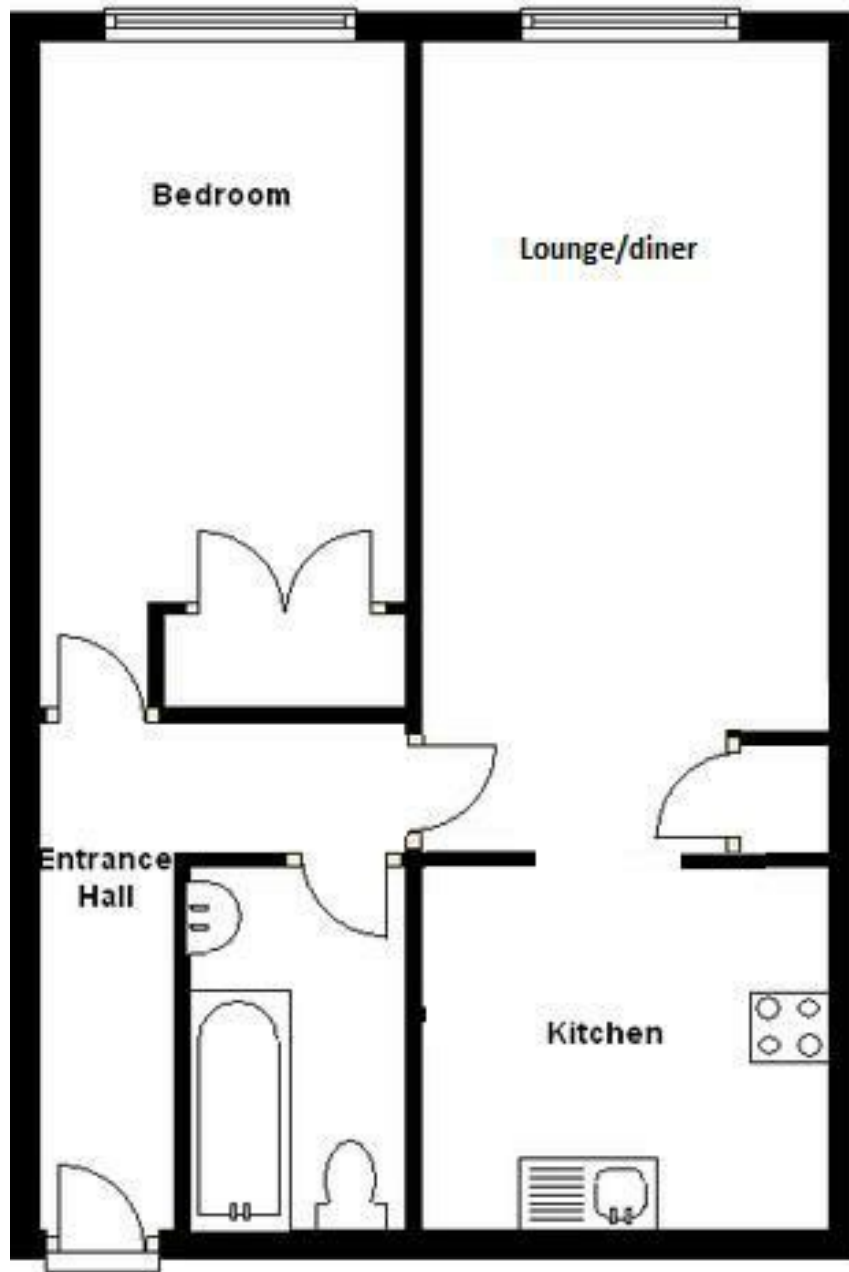
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the



dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

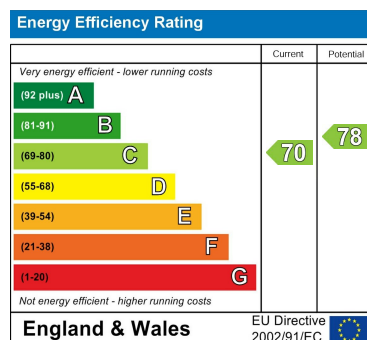




Council Tax Band

B

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.