

LEASEHOLD



Apartment (EPC Rating: B)

**JOHN DYDE CLOSE**  
**BISHOP'S STORTFORD**  
**CM23 3BS**  
**50% Shared Ownership**  
**£132,500**

- 50% SHARED OWNERSHIP
- 2 DOUBLE BEDROOM APARTMENT
- BATHROOM
- OPEN PLAN LOUNGE/DINER/KITCHEN
- SECURE UNDERGROUND PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TOWN CENTRE LOCATION
- STAIRCASING TO 100%
- 3rd FLOOR



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



1



1



B

# 2 Bedroom Apartment located in Bishop's Stortford

**\*\*50% SHARE\*\*** A spacious and well presented two double bedroom apartment situated in the heart of the busy market town of Bishop's Stortford only a few minutes walk from the railway station and shops. The accommodation comprises entrance hall with storage cupboard and laundry cupboard, open plan kitchen/lounge/diner, 2 double bedrooms (dressing area in the master) and a family bathroom. Outside there are attractive communal gardens running alongside the River Stort, secure underground parking space and also visitors parking. Additional features include UPVC double glazing throughout and gas central heating.

## 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

Secure door with entry phone, lift and stairs rising to all floors.

## THIRD FLOOR

### ENTRANCE HALL

2 x large storage cupboards, secure entry phone, laminate flooring, inset spot lights, door to

### OPEN PLAN LOUNGE/DINER/KITCHEN

22'11" x 11'6"

Lounge/Diner: 3.50m x 4.50m (11'5" x 14'9")

UPVC double glazed French doors leading to a Juliet balcony, T.V. point, telephone point, radiator, opening to:

Kitchen: 3.50m x 3.00m (11'5" x 9'10")

Fitted with a modern range of base and eye level units with complementary working top surfaces over, inset stainless steel sink with mixer tap, tiled splash backs surround, built-in oven, inset electric hob with chimney style extractor fan over, space for fridge/freezer, space and plumbing for washing machine, cupboard housing gas boiler, tiled flooring, UPVC double glazed window to the side aspect.

### BEDROOM 1

14'3" x 11'0"

UPVC double glazed window to the front aspect, T.V. point, radiator, opening to:

### DRESSING AREA

8'2" x 5'6"

Space for fitted wardrobes, radiator

### BEDROOM 2

10'7" x 8'6"

### BATHROOM

Low flush WC, pedestal wash hand basin with tiled splash backs and shelf over, panel enclosed bath with shower attachment and fully tiled walls, wall mounted corner cupboard with mirrored door, tiled flooring, shaver point, extractor fan, chrome heated towel rail.

## OUTSIDE

### PARKING

Allocated secure underground parking space and further visitors parking available.

### COMMUNAL GARDENS

Various communal gardens with seating overlooking the River Stort.

### LEASE DETAILS

Rent: £310.27 pcm

Service charge: £233.64 pcm

Lease: 109 years remaining

### LOCAL AUTHORITY

East Herts District Council

Tax Band: C

£2,079.67

### SHARED OWNERSHIP

Shared ownership is a great way on to the property ladder.

You buy an initial share of a home ranging from 25% to 75% of its value – and have the option to own your home outright in the future.

Buying through shared ownership means you need a smaller



mortgage and, therefore, a smaller deposit than if you were buying on the open market. In addition to your mortgage, you pay a subsidised rent on the share of your home you don't own. This rent is usually capped at 2.75% of the property value.

And, whenever you want, you can buy bigger shares in your home until you own 100% – this is known as staircasing.

\*\*Potential purchasers must earn less than £80,000 per year (£90,000 in London) you must be 18 or older. and cannot be a homeowner.\*\*

#### AGENT'S NOTE

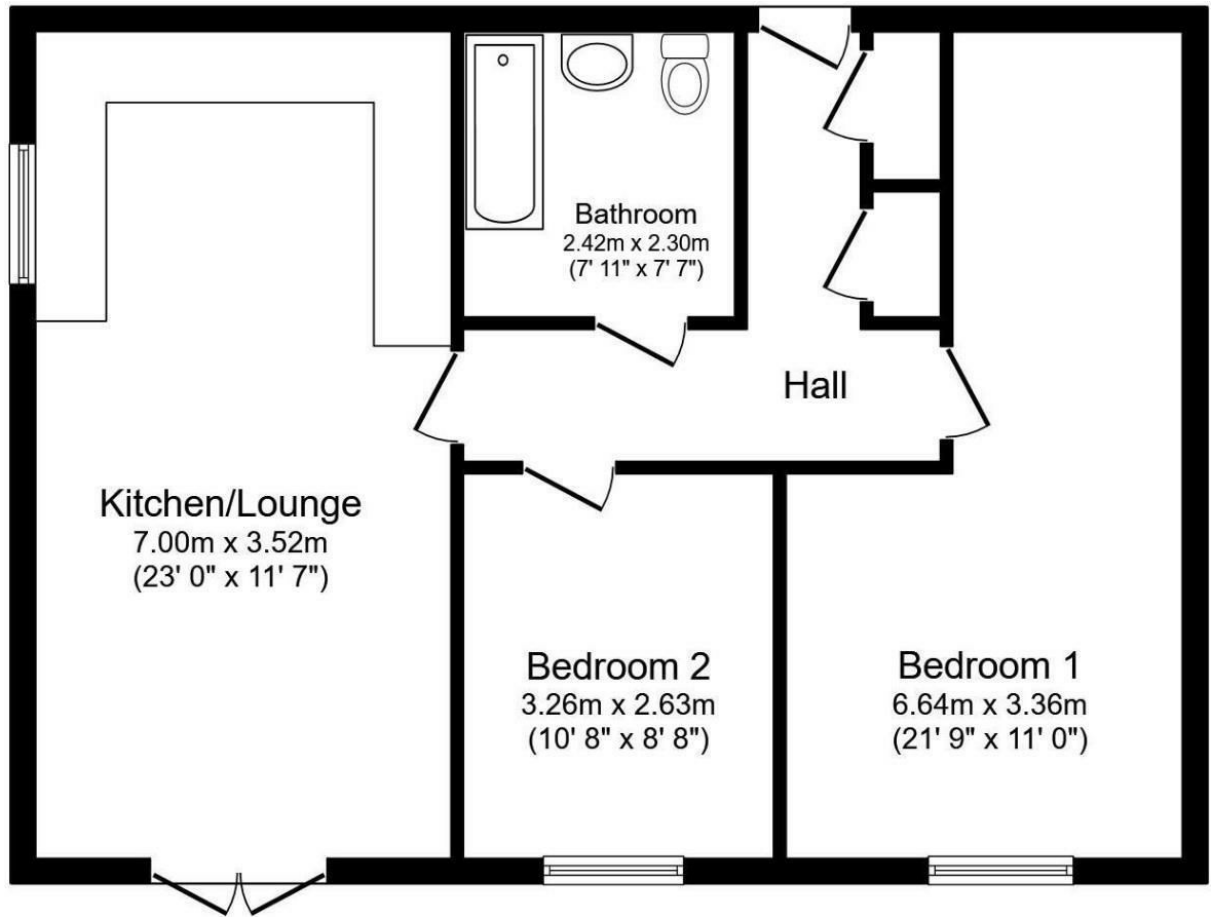
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





## Floor Plan

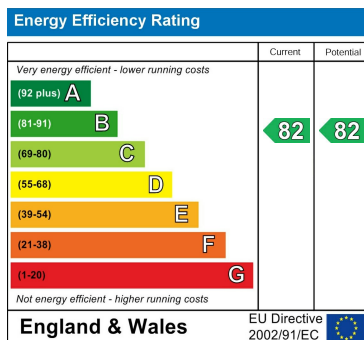
Total floor area 68.0 sq.m. (732 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Council Tax Band

C

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.