

LEASEHOLD



Apartment (EPC Rating: B)

**DUNMOW ROAD**  
**BISHOP'S STORTFORD**  
**CM23 5QU**  
**Price Guide**  
**£274,000**

- BEAUTIFULLY PRESENTED
- 2 BEDROOM APARTMENT
- 1st FLOOR
- 2 BATHROOMS
- OPEN PLAN KITCHEN/LOUNGE/DINER
- VIEWS OVERLOOKING COMUNAL GARDENS
- GATED DEVELOPMENT
- ALLOCATED PARKING WITH FURTHER VISITORS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- BRAND NEW EXTENDED LEASE



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



2



1



B

# 2 Bedroom Apartment located in Bishop's Stortford

Beautifully presented throughout a 2 double bedroom, 2 bathroom first floor apartment overlooking the communal gardens located in a gated development on the outskirts of the town within walking distance of the town centre and mainline train station. The well presented accommodation comprises entrance hall, open plan lounge/diner/kitchen, master bedroom with en suite shower room, second bedroom and family bathroom. Outside there is one allocated parking space plus further visitors parking and attractive generous communal gardens. Additional features include recently new extended lease to 108 years with no ground rent, UPVC double glazing and gas central heating throughout.

## SITUATION

The property is located which is within easy walking distance of: Herts & Essex Community Hospital, 3 well regarded primary schools, 2 secondary schools & Hockerill Anglo-European College. The station offers an excellent commuter service on the Cambridge to Liverpool St. line. Town centre is a little further on & has an extensive range of shopping, eating & entertainment establishments. Junction eight on the M11 motorway & the by-pass around the town are only a short drive away.

## MAIN COMMUNAL ENTRANCE HALL

Post boxes, lift and stairs to all floors.

## FIRST FLOOR

### FRONT DOOR

Through to:

### ENTRANCE HALL

Laminate flooring, inset ceiling spots, intercom, radiator, storage cupboard, doors off to:

### OPEN PLAN LOUNGE/DINER/KITCHEN

20'2" x 10'7"

KITCHEN/DINER AREA: Range of base and eye level units with complementary work surface over with matching upstands, drawers and cupboard under, built-in Bosch double oven, inset Bosch ceramic hob with chimney style extractor hood over, integrated fridge/freezer, washer/dryer and dishwasher, inset stainless steel sink with mixer taps, plinth with LED spots, cupboard housing combi gas boiler.

LOUNGE AREA: Feature wood panel wall mural, radiator, TV & telephone points, inset ceiling spots, double patio

doors leading to Juliette balcony overlooking the communal gardens.

### BEDROOM 1

14'1" x 9'0"

Window to the rear aspect, radiator, feature wood panel wall mural, built in two double wardrobes.

### ENSUITE SHOWER ROOM

Low level WC, pedestal wash hand basin, walk-in double shower cubicle with tiled surround, chrome heated towel rail, part tiled walls, extractor fan.

### BEDROOM 2

9'10" x 8'10"

Window to the rear aspect, radiator, built in double wardrobe.

### BATHROOM

Bath with hand held shower attachment, wash hand basin with vanity unit below, shelving to one side, WC with concealed cistern with shelving over, heated towel rail, inset spots, fully tiled walls and flooring.

## OUTSIDE

### PARKING & GARDENS

To the front there is one allocated parking space along with further visitors spaces. To the rear there are generous communal gardens laid to lawn with a selection of fruit tree with hedge surround.

### LEASE DETAILS

Lease remaining: 108 years (new extended lease)

Service charge: £2,000 p,a,

Ground rent: NIL



#### LOCAL AUTHORITY

East Herts District Council

Tax Band: C

£1,956.15

#### 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.



### First Floor



Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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.