



Studio (EPC Rating: D)

CEDAR COURT **BISHOP'S STORTFORD** **CM23 2HB** **Per Month** **£975 Per Month**

- STUDIO APARTMENT
- KITCHEN
- SHOWER ROOM
- LOUNGE/DINER/BEDROOM
- SMART ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING
- VIEWS OVER THE PADDOCKS
- UNFURNISHED
- AVAILABLE FROM 27th OCTOBER



Fordyce Furnivall
 Residential Sales & Letting Agents



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D

1 Bedroom Studio located in Bishop's Stortford

Available from 27th October and being offered unfurnished, ideal for a single person, a spacious studio apartment situated in the popular Cedar Court development on the edge of town overlooking the meads and River Stort and within easy walking distance of the town station and mainline railway station. The well presented accommodation, which has its own front door, comprises lounge/diner/bedroom, kitchen and shower room. Outside there is an allocated parking space with further visitors space and communal gardens. Additional benefits include UPVC double glazing throughout. ****SORRY NO PETS****

SITUATION

Bishop's Stortford is an historic market town lying beside the River Stort, offering a range of shopping, educational, recreational facilities and amenities including The Bishop's Stortford College, golf club, swimming pool, hospital, cinema, health and fitness club, theatre groups, restaurants, garages etc. In addition there is a mainline station providing regular services to London's Liverpool Street, and the M11 is on the eastern outskirts of the town giving access to London, M25, Cambridge and the Midlands. Stansted Airport is approximately 4 miles from the town. Just across the road is Grange Paddocks perfect for long walks along the River Stort and has a recently modernised Leisure Centre with gym & swimming pool.

GROUND FLOOR

PORCH

Paved outside seating area, UPVC front door leading to:

LOUNGE/DINING ROOM/BEDROOM

14'5" m x 19'8" max

Windows to the front aspect, smart electric radiator, storage cupboard, door to:

KITCHEN

7'4" m x 6'6" m

Range of wall and base units with drawers and cupboards under with working top surfaces over, inset stainless steel sink, tiled splash backs, extractor fan, standalone double oven with ceramic hob, washing machine, undercounter fridge/freezer.

INNER LOBBY

Cloaks area, airing cupboard housing hot water cylinder, door to:

SHOWER ROOM

Shower cubicle, low flush WC, corner wash hand basin, part tiled walls, extractor fan, electric wall heater.

OUTSIDE

PARKING

One allocated parking space and further visitors parking space available.

COMMUNAL GARDENS

Attractive communal gardens.

LOCAL AUTHORITY

East Hertfordshire District Council

Tax Band: B

£1,819.71



GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.1 sq.m.) approx.

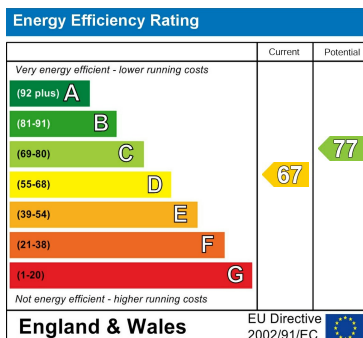
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

B

Energy Performance Graph



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