



Apartment (EPC Rating: )

# **MALLARD COURT** **BISHOP'S STORTFORD** **CM23 3BD** **PCM** **£1,450 PCM**

- 2 bedrooms
- 2 bathrooms
- Second floor fully furnished apartment
- Town centre location
- Open plan lounge/kitchen/diner
- Available from 7th July
- 1 allocated parking space
- Communal gardens
- Views overlooking the River Stort
- Gas central heating



**Fordyce Furnivall**  
 Residential Sales & Letting Agents



# 2 Bedroom Apartment located in BISHOP'S STORTFORD

Being offered fully furnished and available from 7th July a beautifully presented 2 bedroom, 2 bathroom second floor apartment with views overlooking the River Stort. The accommodation comprises entrance hall, open plan kitchen/lounge/diner, master bedroom with ensuite, another bedroom and bathroom. Outside are attractive communal gardens with views over the River Stort. There is a secure allocated parking space along with visitors parking. Additional features include gas central heating and double glazing throughout.

## 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 entry system, lifts and stairs to all floors.

## SECOND FLOOR

### ENTRANCE HALL

Secure intercom system, built-in storage cupboard, inset ceiling lights, laminate flooring, radiator, door to:

### KITCHEN/LOUNGE/DINER

21'4" x 19'8"

### KITCHEN

Fitted with a modern range of base and eye level units with complimentary working top surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks surround, built-in Siemens oven, inset 4-ring gas hob with chimney style extractor fan over, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, cupboard housing gas boiler, tiled flooring, inset spot lights.

### LOUNGE/DINER

Double glazed French doors leading onto the balcony with river views, double glazed window, laminate flooring, space for dining table, T.V. point, 2 x radiators.

### MASTER BEDROOM

14'9" x 9'2"

Double glazed window, laminate flooring, T.V. point, radiator, door to:

### ENSUITE

Low flush WC with concealed cistern, wash hand basin with mixer tap and vanity unit under, double shower cubicle with sliding glass screen, part tiled walls, tiled flooring, inset spot lights, wall mounted vanity unit, shaver point, chrome heated towel rail, extractor fan.

### BEDROOM 2

11'6" x 8'2"

Double glazed window, laminate flooring, radiator.

### BATHROOM

Low flush WC with concealed cistern, wash hand basin with mixer tap and vanity unit under, panel enclosed bath with shower attachment and glass screen, part tiled walls, tiled flooring, inset spot lights, wall mounted vanity unit, shaver point, chrome heated towel rail, extractor fan.

## OUTSIDE

### COMMUNAL GARDEN

Attractive communal gardens with views over the River Stort.

### PARKING

Secure allocated parking space along with visitors parking.

### LOCAL AUTHORITY

East Hertfordshire District Council

Tax band: C

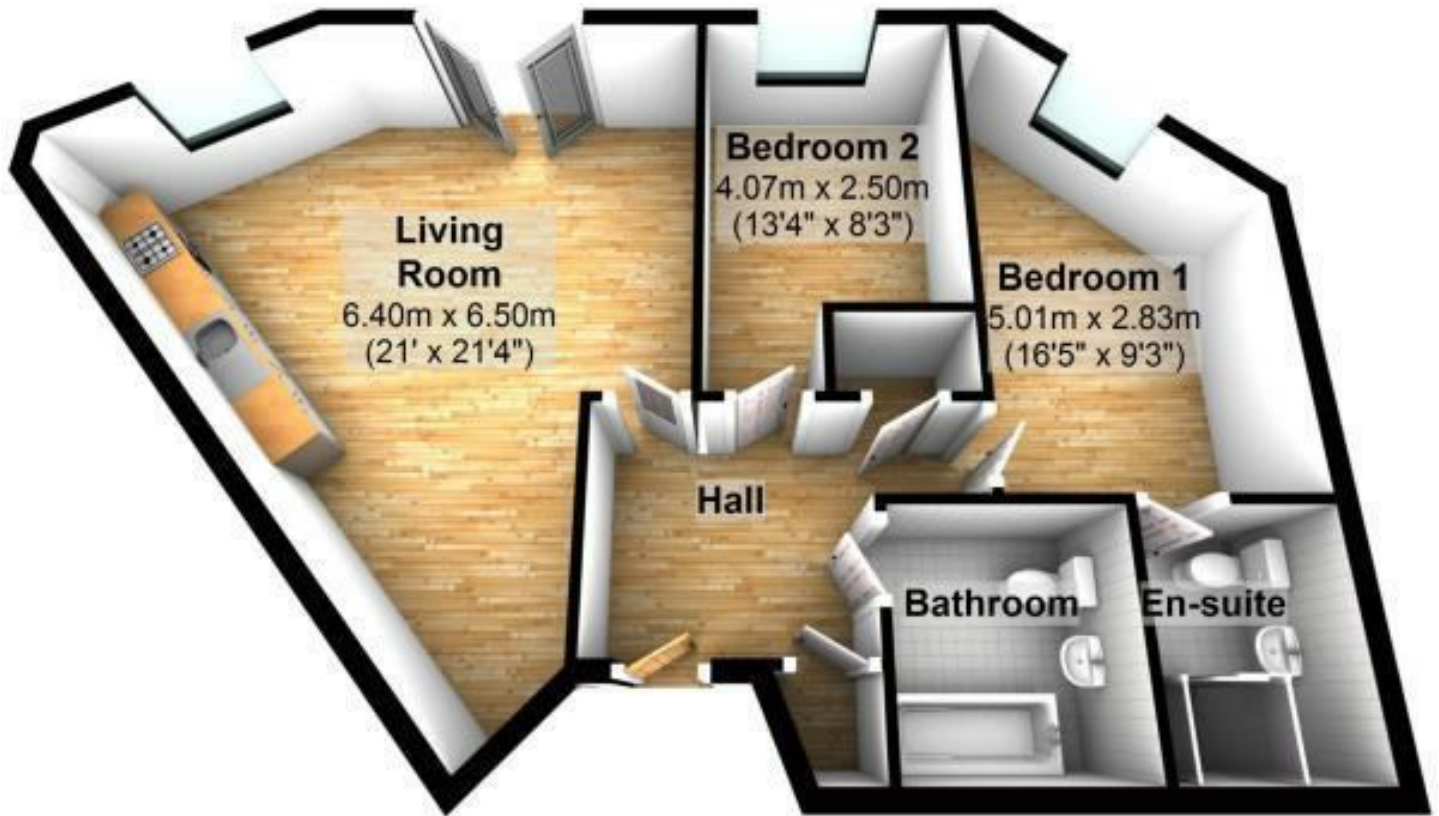
£1,956.15





## Ground Floor

Approx. 68.6 sq. metres (737.9 sq. feet)



Total area: approx. 68.6 sq. metres (737.9 sq. feet)

Council Tax Band

**C**

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.