

LEASEHOLD



Maisonette (EPC Rating: D)

**GOODWIN STILE**  
**BISHOP'S STORTFORD**  
**CM23 4ER**  
**Price Guide**  
**£185,000**

- TOP FLOOR MAISONETTE
- ONE DOUBLE BEDROOM
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- PRIVATE GARDEN
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- 57 YEAR LEASE - CASH BUYERS ONLY
- UPVC DOUBLE GLAZING



**Fordyce Furnivall**  
Residential Sales & Letting Agents



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D

# 1 Bedroom Maisonette located in BISHOP'S STORTFORD

**\*\*CASH BUYERS ONLY\*\*** A well presented top floor one double bedroom maisonette situated in a quiet cul de sac in the popular Thorley Park development close to all local amenities. Along with a private garden and allocated parking space the accommodation comprises entrance hall with storage cupboard, stairs to lounge/diner with storage cupboard, kitchen, double bedroom with built in wardrobes and bathroom. Additional benefits include gas central heating and UPVC double glazing through out. **\*\*BEING SOLD WITH VACANT POSSESSION AND WITH 57 YEARS REMAINING ON THE LEASE\*\***

## SITUATION

Thorley Park is within walking distance to amenities including local schools, Sainsbury's supermarket, Post Office, Hairdressers, Take Away Restaurants and Public houses. The amenities of Bishop's Stortford are approximately 20 minutes walking distance, including multiple shopping facilities, schooling for all ages, in addition to many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street, Stansted Airport and Cambridge. The nearby M11 intersection offers connections to London and the M25 orbital motorway.

## GROUND FLOOR

### PORCH

UPVC front door to:

### ENTRANCE HALL

Cloaks cupboard, stairs to first floor,

## FIRST FLOOR

### LANDING

Doors off to:

### SITTING ROOM

6'6" x 13'4"

Storage cupboard, radiator, window to the front aspect.

### KITCHEN

14'9" x 5'10"

Range of wall and base units with roll top working surfaces over, tiled splash backs, inset stainless steel sink with mixer taps, standalone electric double oven with 4 ring electric hob, breakfast bar, space and plumbing for washing machine, space for fridge/freezer, window to the rear aspect.

## BEDROOM

10'7" x 10'3"

Built in wardrobe, window to the rear aspect radiator.

## BATHROOM

Bath with shower over, rail and curtain, pedestal wash hand basin, low flush WC, extractor fan, fully tiled walls.

## GARDEN

private garden laid with shingle, timber fence surround.

## PARKING

One allocated parking space.

## LOCAL AUTHORITY

East Herts District Council

Tax Band: B

£151.64 pcm

£1,819.71 p.a.

## LEASE DETAILS

Lease remaining: 57 years

Ground rent: £100 p.a.

Building insurance/service charge: £325 p.a.

## 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





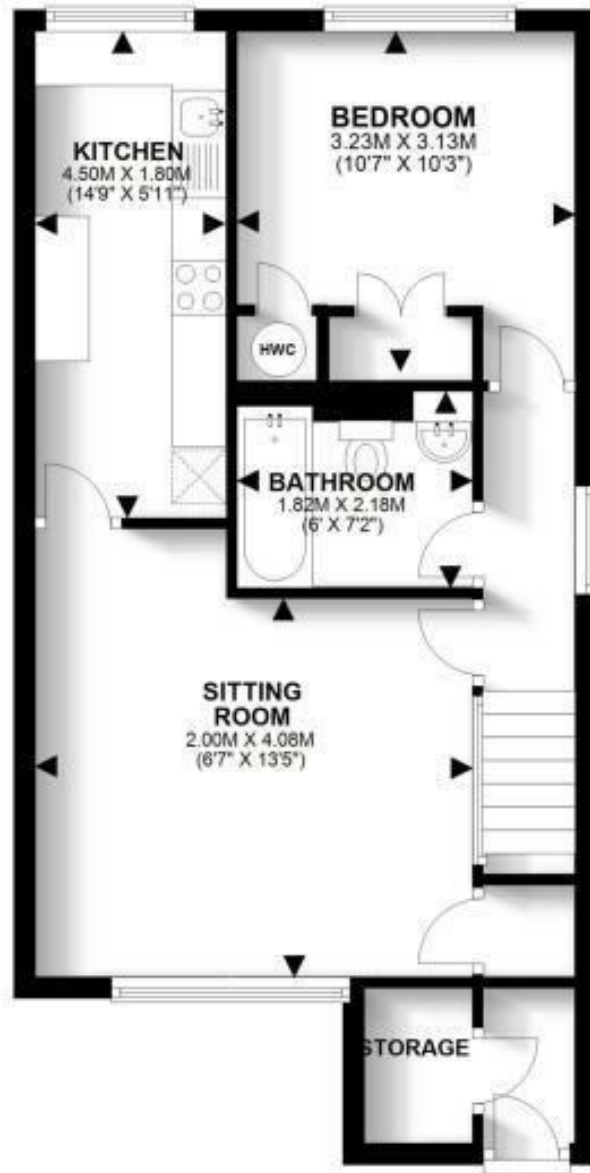
built-in furniture.

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

APPROX. 47.0 SQ. METRES (506.1 SQ. FEET)

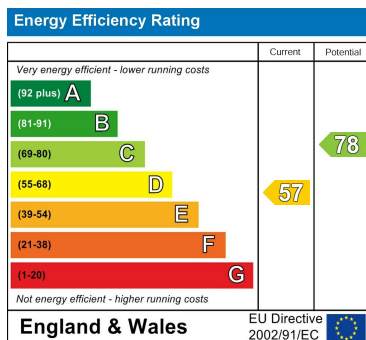


TOTAL AREA: APPROX. 47.0 SQ. METRES (506.1 SQ. FEET)

Council Tax Band

**B**

Energy Performance Graph



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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.