



Apartment (EPC Rating: C)

# **ROBIN JEFFREY COURT** **BISHOP'S STORTFORD** **CM23 3GA** **PCM** **£1,000 PCM**

- Furnished ground floor apartment
- 1 bedroom
- Lounge
- Bespoke Kitchen
- Ensuite bathroom
- Double glazing
- Underfloor heating
- Allocated parking
- Close to all amenities
- Available from 27th October



**Fordyce Furnivall**  
 Residential Sales & Letting Agents



# 1 Bedroom Apartment located in BISHOP'S STORTFORD

Being offered furnished and available from the 27th October a one bedroom ground floor modern apartment located only a few minutes walk from the town centre and main line railway station with gated allocated parking space. The accommodation comprises communal entrance hall, entrance hall, open plan lounge/kitchen, bedroom and ensuite bathroom. Addition features include gas central heating, underfloor heating and UPVC windows 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.

## COMMUNAL ENTRANCE

Entrances from both the front and rear.

## ENTRANCE HALL

Inset ceiling lights, laminate flooring, large storage cupboard/cloaks area.

## OPEN PLAN LOUNGE/KITCHEN

14'7" x 9'10"

## LOUNGE

Laminate flooring, coving, inset ceiling lights, patio doors onto small patio area.

## KITCHEN

Fully fitted with base and eye level units and complementary Granite work top surfaces and matching up stands, inset stainless steel sink, built-in Siemens electric oven, gas hob with extractor fan over, integrated fridge/freezer, washer/dryer and dishwasher, wall mounted gas boiler (replaced 4 years ago), window to the side aspect.

## BEDROOM

10'8" x 8'2"

Double glazed window to the rear aspect, coving, laminate flooring.

## ENSUITE BATHROOM

Panelled bath with shower over and glass screen, low flush WC with concealed cistern, pedestal wash hand basin, laminate flooring, part tiled walls, frosted window to the side aspect.

## OUTSIDE

## PARKING

To the rear of the property is a secure electronic gated parking with one allocated space.

## LOCAL AUTHORITY

East Hertfordshire District Council

Tax Band: B

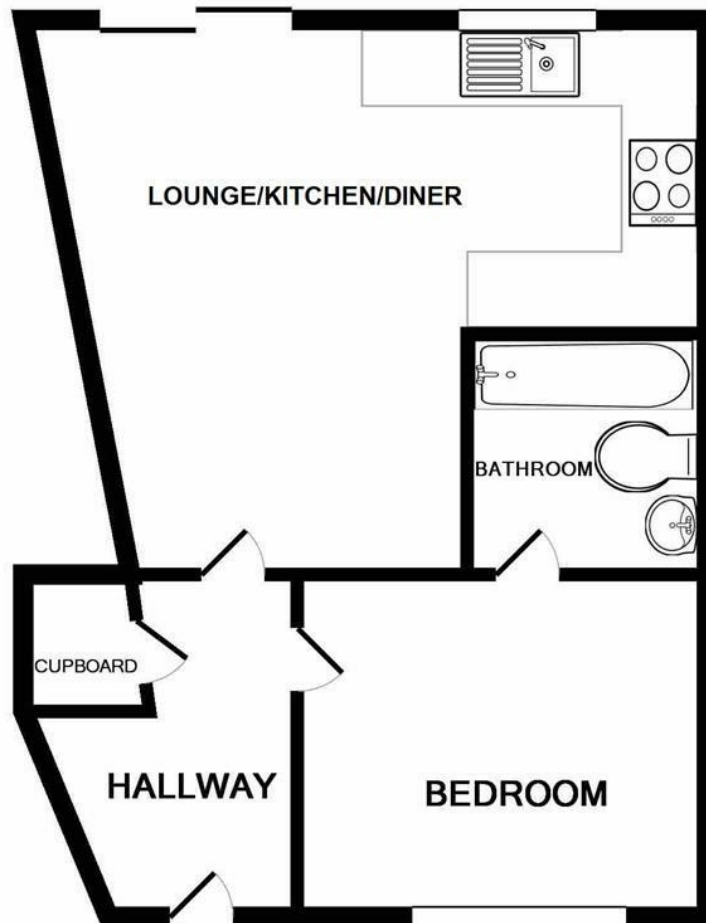
£1,819.71

## DIRECTIONS

From our offices turn right into the Causeway at the traffic lights, turn right into Dane Street at the mini roundabout and follow the one way system round, proceed through the traffic lights and over the bridge and turn left into South Street, after about 400 metres the property can be found on the left hand side.







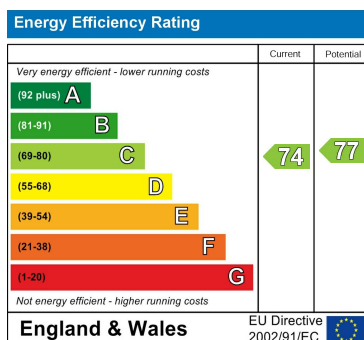
TOTAL APPROX. FLOOR AREA 334 SQ.FT. (31.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.



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