



Apartment (EPC Rating: C)

**HADHAM ROAD**  
**BISHOP'S STORTFORD**  
**CM23 2PT**  
**PCM**  
**£1,450 PCM**

- Partly furnished/unfurnished
- Available end of June
- Spacious first floor apartment
- 2 Double bedrooms
- Bathroom
- Kitchen/breakfast room
- Lounge/diner
- One allocated parking space
- Visitors parking
- Gas central heating



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



1



1



C

# 2 Bedroom Apartment located in BISHOP'S STORTFORD

Available at the end of June, a partly or unfurnished spacious two double bedroom first floor apartment, forming part of the highly regarded conversion of the former Dane House Hotel, located on the north west side of town within walking distance of the town centre, Bishop's Stortford College and Bishop's Park neighbourhood centre. The generous accommodation comprises entrance hall, lounge/diner, fully fitted kitchen/breakfast room, family bathroom and two double bedrooms, The property also benefits from one allocated parking space plus additional visitors parking. Additional features include gas central heating and double glazing throughout.

## SITUATION

The property is situated within easy walking distance to the busy market town of Bishop's Stortford offering an excellent range of amenities, including multiple shopping facilities, good schooling for all ages and many sports and social facilities. The mainline railway station offers connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection can be found on the outskirts of town, providing links to London and the M25 orbital motorway.

## COMMUNAL ENTRANCE

Entry phone system, stairs leading to first floor, front door leading to:

## ENTRANCE HALL

Dado rail, decorative coving, radiator, storage cupboard, airing cupboard, doors off to:

## LOUNGE/DINER

16'5" x 16'5"

Dado rail, decorative coving, windows to front and side aspects, radiator.

## KITCHEN/BREAKFAST ROOM

11'5" x 10'5"

Fully fitted with base and wall units with work top surfaces over, drawers and cupboards below, inset stainless steel sink with mixer tap, window to the rear aspect, radiator, Whirlpool electric oven with ceramic hob and extractor hood over, integrated separate fridge and freezer, integrated washer/drier, dishwasher, cupboard housing gas boiler,

## BEDROOM 1

15'3" x 12'1"

Range of fitted wardrobes with sliding mirrored doors, TV Point, coving, window to the side aspect.

## BEDROOM 2

14'1" x 8'3"

Window to the rear aspect, radiator, coving.

## BATHROOM

Bath with shower over with glazed screen, pedestal wash hand basin, low flush WC, heated towel rail, extractor fan, part tiled walls.

## OUTSIDE

## PARKING AND GARDENS

There is one allocated parking space along with further visitors spaces. There are attractive communal gardens surrounding the building.

## LOCAL AUTHORITY

East Herts District Council

Tax band: C

£1,868.37

## DIRECTIONS

From our offices, turn left at the lights into The Causeway. Follow the road straight over two roundabouts and two mini roundabouts onto Hadham Road. Continue and turn left into Dane Park, Dane house can be found on the left hand side.



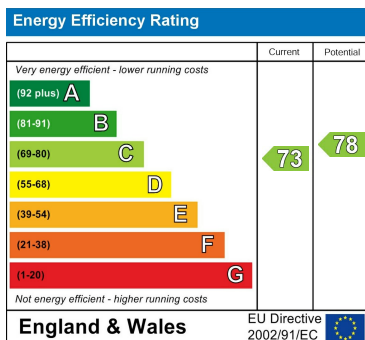


Approx gross internal floor area 74 sqm (800 sqft)

Council Tax Band

C

Energy Performance Graph



Call us on

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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.