



PESTELL & Co

ESTABLISHED 1991



24 Elliott Court, Legions Way, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £180,000

*A very appealing 1 bedroom apartment, forming part of this popular residential development for the over 60's. Lift access to the second floor, the accommodation consists of an entrance hallway, living/dining room and fitted kitchen, a very large double bedroom and a bathroom. The development offers excellent communal facilities including TV lounge, laundry room, warden assistance, attractive communal gardens plus off street parking for residents and visitors.*

Secure main front door into communal entrance way, with lifts and stairs up to the second floor and private front door into:

**ENTRANCE HALLWAY:**

Carpeted, storage cupboard, telephone entry system, ceiling light point. Doors to all rooms.

**LIVING/DINING ROOM - 20'2 x 9'10 (6.2m x 3.0m)**

Carpeted, window to side, feature fireplace, storage heater, coving to ceiling and 2 ceiling light points.

**KITCHEN - 7'6 x 7'5 (2.3 m x 2.3.m)**

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in oven, 4 ring electric hob with extractor over, space for fridge and freezer. Window to side, heater, coving to ceiling and ceiling light point.



**BEDROOM - 21'10 x 9'11 (6.7m x 3.0m)**

Carpeted, window to side, built in double wardrobes, storage heater, coving to ceiling and two ceiling light points.

**BATHROOM:**

Vinyl flooring, panel bath with shower attachment, wash hand basin with cupboards, low level w.c., electric heated towel rail, tiled walls, extraction fan, heater and ceiling light point.

**OUTSIDE** - Very well maintained communal gardens. Residents parking spaces and visitors parking.



FULL ADDRESS

24 Elliot Court, Legion Way, Bishops Stortford, Herts, CM23 5GB.

LOCAL AUTHORITY

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX BAND

Band C

PROPERTY INFO.

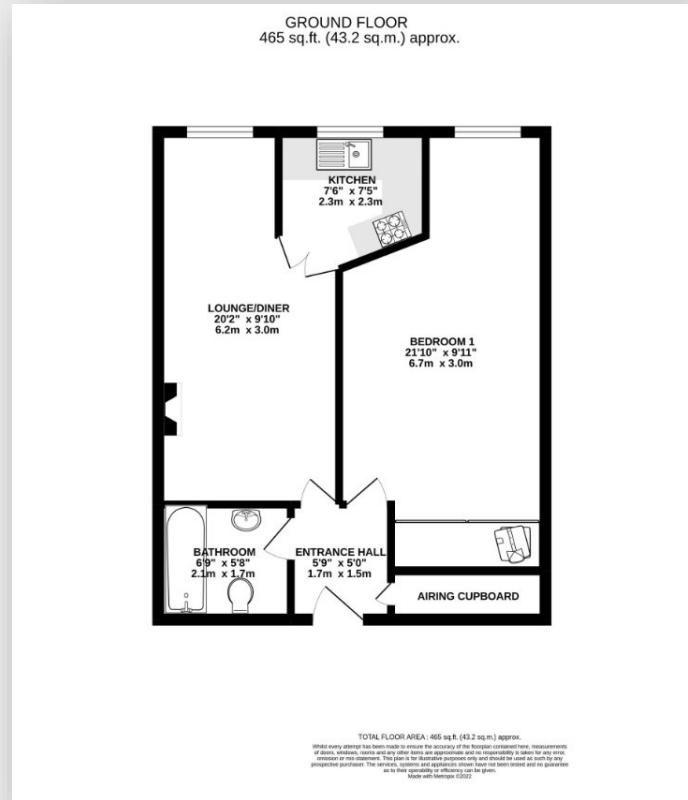
Lease Length - 100 years

Ground Rent - £679.59 annually

Maintenance Charge - £3,200 per annum

Potential Rent - £ pcm

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.