



PESTELL & Co

ESTABLISHED 1991



8 Hermitage House, Bentfield Road, Stansted

GUIDE PRICE - £190,000

Viewings are highly recommended for this completely refurbished one double bedroom ground floor apartment, centrally located within walking distance of the railway station, local shops & recreational amenities. The immaculately presented accommodation comprises an entrance hall, lounge/dining room, modern integrated kitchen, double bedroom and a shower room. The property benefits from high ceilings throughout and secure, gated underground parking.

Secure main front door into communal entrance way and private front door into:

ENTRANCE HALLWAY:

Wood effect laminate flooring, new electric heater, telephone entry system, ceiling light point. Doors to all rooms.

LIVING/DINING ROOM - 14'11 x 9'3 (4.54m x 2.82m)

Wood effect laminate flooring, sash window to rear, new electric heater and ceiling light point. Archway into:

KITCHEN - 10'4 x 9'3 (3.16m x 2.82m)

Wood effect laminate flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in oven, 4 ring induction hob with extractor over, integrated dishwasher, washer/dryer and space for fridge/freezer. Splash back tiles, under lighting and ceiling light point.



BEDROOM - 11' x 9'11 (3.35m x 3.03m)

Wood effect laminate flooring, sash window to rear, built in double and single cupboards, new electric heater and ceiling light point.

SHOWER ROOM:

Wood effect laminate flooring, walk-in shower cubicle, wash hand basin with cupboards, low level w.c., part tiled walls and ceiling light point.

Secured, gated underground parking.



FULL ADDRESS

8 Hermitage House, Bentfield Road, Stansted, Essex, CM24 8JL

LOCAL AUTHORITY

Uttlesford Council, Council Offices, London Road, Saffron Walden CB11 4ER

COUNCIL TAX BAND

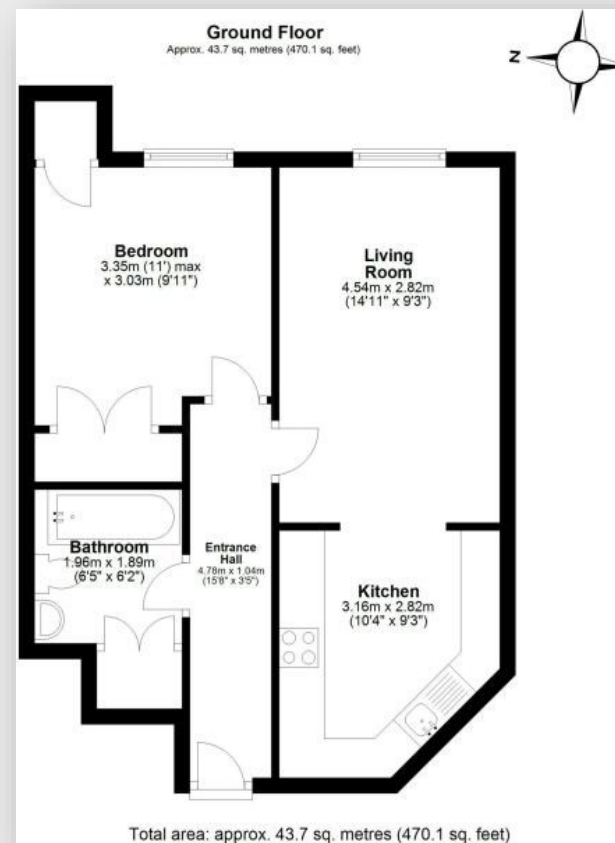
Band B

PROPERTY INFO.

Lease Length - 96 years
 Ground Rent - £400 per annum
 Maintenance Charge - £2,536 per annum

Potential Rent - £995 pcm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 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.