



PESTELL & Co
ESTABLISHED 1991

39 St. Catherines Court, Windhill, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £235,000

A very appealing 2 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, two double bedrooms and a shower room. The development offers excellent communal facilities including TV lounge, laundry room, warden assistance, attractive communal gardens plus off street parking for residents and visitors. Ideally located, a very short distance to the town centre, yet tucked away in a quiet spot.

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, two storage cupboards, telephone entry system, storage heater and ceiling light point. Doors to all rooms.

LIVING/DINING ROOM - 18'9 x 10'5 (5.72m x 3.18m)

Carpeted, bay window to rear, window to side, feature fireplace, storage heater, wall lights and 2 ceiling light points. Archway into:

KITCHEN - 9'9 x 6' (2.97mx 1.83m)

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, integrated fridge and freezer. Window to side and ceiling light point.



BEDROOM 1 - 13'9 x 8'9 (4.19m x 2.67m)

Carpeted, window to rear, two built in double wardrobes, storage heater and ceiling light point.

BEDROOM 2 - 12'2 x 6'7 (3.71m x 2.01m)

Carpeted, window to rear, storage heater and ceiling light point.

SHOWER ROOM:

Vinyl flooring, double shower cubicle, wash hand basin with cupboards, low level w.c., electric heated towel rail, extraction, and ceiling light point.

Communal Gardens - The superbly maintained gardens surround the building and there are two patio/seating areas.

The car park has numerous parking spaces for residents use plus plenty of parking for visitors.

Residents' Lounge - Located on the lower ground floor is a spacious lounge which is used by the residents for various social events and meetings. There is a small kitchen attached to this room for resident's use.

Laundry Room - Located on the lower ground floor next to the residents lounge. Well equipped with two high quality commercial washing machines and tumble dryers. There is a well organised booking system for the residents to use this equipment.

Guest Suite - This is available for overnight guests at a cost of £20 per night and is bookable via the house manager.



FULL ADDRESS

39 St. Catherines Court, Windhill, Bishops Stortford, Herts, CM23 2NE.

LOCAL AUTHORITY

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

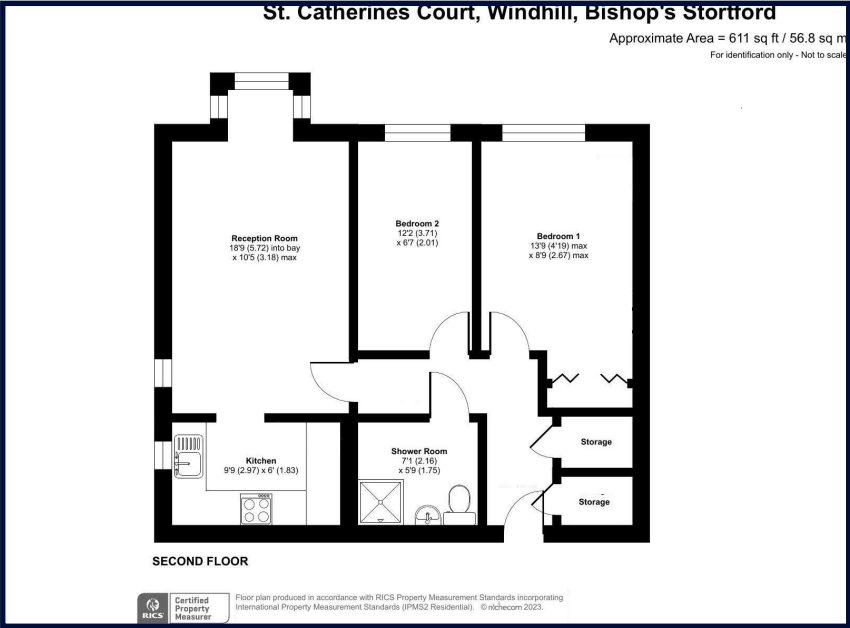
COUNCIL TAX BAND

Band C

PROPERTY INFO.

Lease Details - 125 year lease granted on 1991. 91 years remaining.
Annual ground rent is £387.32 (two half yearly payments of £193.66)
Annual service charge is £2,275.97

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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.