



PESTELL & Co
ESTABLISHED 1991

18 Sandpiper, John Dyde Close, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £180,000

Ideally located, a very short distance to the town and mainline train station is this 1 bedroom, 3rd floor apartment. The accommodation comprises of entrance hallway, living/dining room with Juliet balcony, fitted kitchen, 1 bedroom and bathroom. Views over the River Stort and ideal for investment or first time buyers.

Secure main door, lift and stairs up to feature front door leading into:

ENTRANCE HALL:

Wood effect laminate flooring, doors to large storage and airing cupboard, wall mounted radiator and inset down lighters. Door into:

OPEN PLAN LIVING SPACE:

LOUNGE/DINER - 13'4 x 11'6 (4.06m x 3.51m)

Wood effect laminate flooring, double glazed, double opening doors to Juliet balcony, wall mounted radiator and 2 ceiling light points.

KITCHEN - 8'4 x 8' (2.54m x 2.44m)

Tiled flooring, a range of base and eye level units with complimentary work surface and integrated stainless steel sink. Built in oven with 4 ring stainless steel gas hob and matching extraction over. Built in fridge/freezer and washing machine, splash-back tiles, under lighting and inset down lighters.



From the hall, doors into:

BEDROOM - 11'4 x 10'5 (3.45m x 3.18m)

Carpeted, double glazed window to rear, double built in wardrobe, wall mounted radiator and ceiling light point.

BATHROOM:

Tiled flooring, low level w.c., wash hand basin with cupboard under, panel bath with main shower and shower screen, heated towel rail, tiled surround, extraction fan and inset down lighters.

OUTSIDE:

Views over the River Stort, communal garden area.



FULL ADDRESS

18 Sandpiper, John Dyde Close, Bishops Stortford, Herts, CM23 3BN

LOCAL AUTHORITY

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

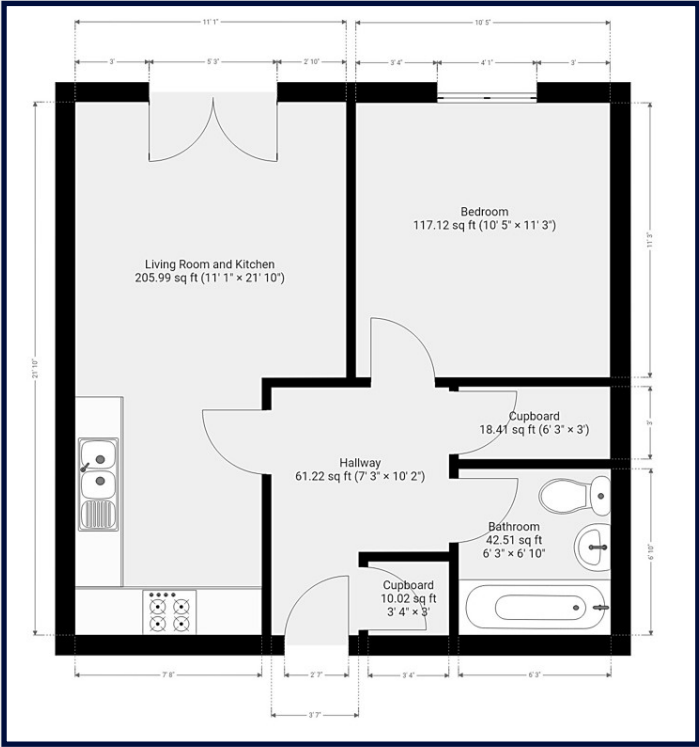
COUNCIL TAX BAND

Band B

PROPERTY INFO.

Lease Details - 108 year lease remaining
Annual ground rent is £250.00 per annum
Annual service charge is £2,330.04 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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.