

# Rolfe East



## Blackthorn Row, Bishops Stortford, CM23 1GS

£87,500

- Anticipated Completion February 2026
- Subject to eligibility and financial affordability conditions
- Monthly Service Charge £49.44
- Two Bedroom Flat over garage
- Photographs are of the show home and for illustrated purposes only.
- 2 Parking Spaces
- Shared Ownership 25% of Full Market Value
- Monthly Rent on remaining share of 75% £603.63

## Two Bedroom Flat

Plots 456

(\* handed)

**KITCHEN/LIVING/DINING**  
15'0" x 20'1" 4.58m x 6.13m

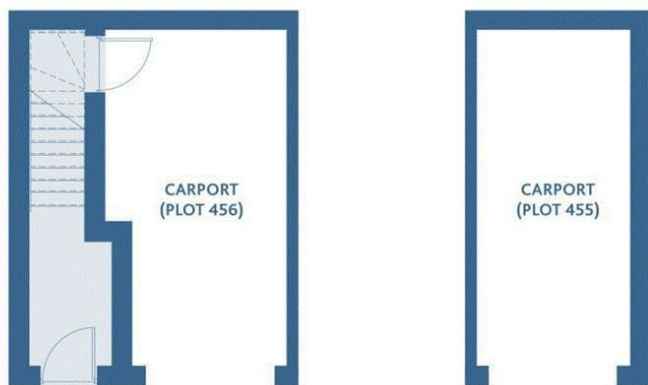
**BEDROOM 1**  
9'2" x 20'1" 2.80m x 6.13m

**BEDROOM 2**  
11'3" x 9'3" 3.45m x 2.84m

These particulars do not constitute any part of an offer or contract. Any intended purchasers must satisfy themselves as to the correctness of each of the statements contained in these particulars. All floor layouts may be subject to changes. The dimensions given on the plan are subject to minor variations intended for guidance only and are not used for carpets, appliances or items of furniture.



FIRST FLOOR



GROUND FLOOR

## Viewings

Viewings by arrangement only.  
Call 020 8579 4080 to make an appointment.

## Council Tax Band

New Build

## EPC Rating:

A

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>94</b>	<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	