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Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**22, Oak Street, Bishop's Stortford, Hertfordshire, CM23 3TW**

**Guide price £189,995**

A well presented two bedroom first floor flat with stair lift, gas central heating and double glazing.

The property is located in a development for the over 55's and is warden assisted. The flat comprises: Porch with integrated storage cupboard, stairs to a first floor landing with storage cupboards, dual aspect lounge/dining room, kitchen, large main bedroom with built-in cupboards, second small single bedroom/study and a bathroom.

N.B. The stair lift which is currently installed at the property can be left if a prospective purchaser requires it. If not, it will be removed.

The property is surrounded by well maintained communal gardens with extensive permit controlled parking for residents and their visitors.

Oakley Lodge is a detached building which is the hub of this development. Secure access to this facility is via a fob which is issued to the residents. It comprises: Office for the house manager, large lounge for meetings and social occasions, kitchen to cater for those events, laundry room with two washing machines and two tumble dryers.

This property is located close to the centre of town and is only a short walk from many of the town's shops, bars and eateries. It is also within walking distance of the bus terminus and the mainline railway station which is on the Cambridge to Liverpool St. line.  
EPC Band C. Council Tax Band B.

### **Covered Porch**

Outside light. Integral bin/storage cupboard. Front door to:

### **Entrance Lobby**

Stairs to the first floor.

N.B. The stair lift which is currently installed at the property can be left if a prospective purchaser requires it. If not, it will be removed.

### **Landing**

Built-in broom cupboard and cloaks cupboard. Hatch and retractable ladder to loft space which houses the gas fired central heating boiler. This was last serviced in January 2023. Wall mounted monitoring system.

### **Lounge/Dining Room**

15'1" x 10'6" (4.616 x 3.215)

A spacious room which is well lit by double glazed windows to the side and rear aspects. TV point. Radiator. Door to:



### **Kitchen**

12'11" x 6'0" plus cupboards (3.956 x 1.839 plus cupboards)  
Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. One double and one single eye level wall cupboard. Double glazed window to the rear aspect. Radiator. Breakfast bar, spaces for cooker and upright fridge/freezer. Built-in airing cupboard with radiator. Adjacent built-in storage cupboard.



### **Bedroom One**

12'2" plus cupboards x 9'7" (3.725 plus cupboards x 2.937)  
Radiator. Double glazed window to the front aspect. Double built-in wardrobe cupboard with adjacent built-in storage cupboard.





**Bedroom Two/Study**

6'10" x 5'5" (2.105 x 1.664)

Radiator. Double glazed window to the front aspect.



**Bathroom**

8'6" x 4'8" (2.601 x 1.437)

Pedestal wash basin. Panel bath with tiled surround. WC with concealed cistern. Radiator. Extractor fan. Wall mounted electric heater.



**Parking Arrangements**

There are numerous spaces for residents and their visitors.

Residents register their car number plate with Clarion housing who oversee the development and visitors have to display a daily permit which is provided by the flat owner.

**Communal Gardens**

The property is surrounded by well maintained communal gardens with lawn areas and flower beds.



## Oakley Lodge

Oakley Lodge is a detached building which is the hub of this development. Secure access to this facility is via a fob which is issued to the residents.

It comprises: Office for the house manager, large lounge for meetings and social occasions, kitchen to cater for those events, laundry room with two washing machines and two tumble dryers.



## Lease Details

There is a 125 year lease which commenced on 14/3/1988.

The ground rent is £10 per annum.

The current service charge from 1/4/2023 is £1,712.60. This charge covers: Concierge/house manager's services, maintenance of Oakley Lodge, the communal gardens & parking areas.

## LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

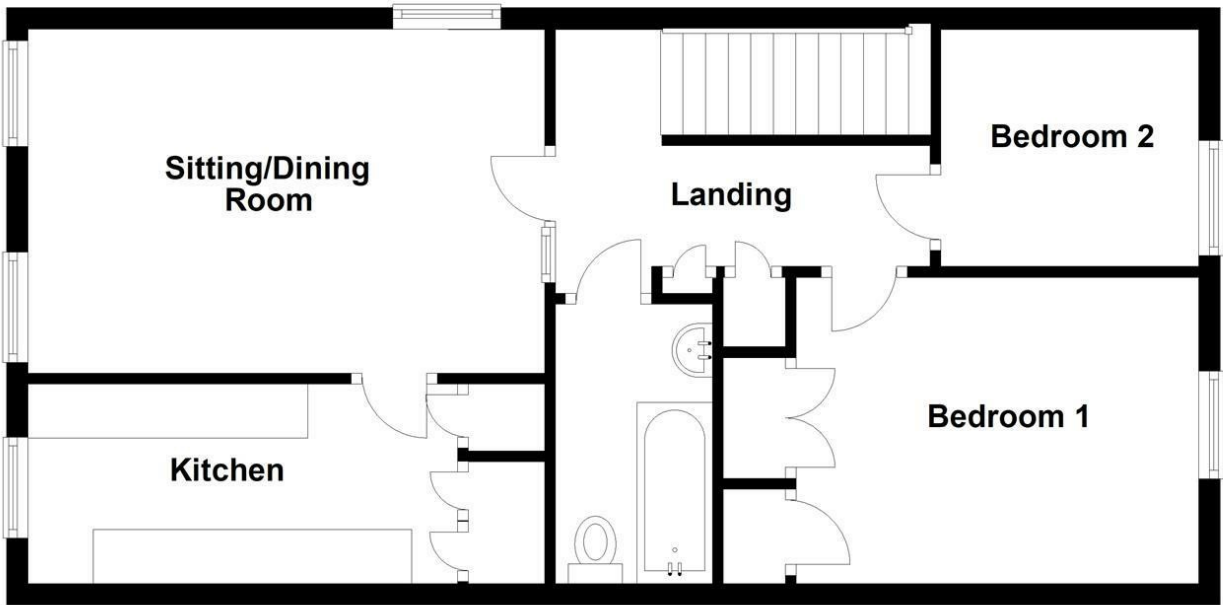
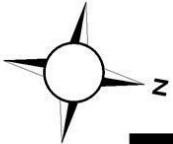
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## **FINANCIAL SERVICES**

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

## **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



**APPROX GROSS INTERNAL FLOOR AREA 600 SQFT**  
**This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE**