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*Established 1986*

*Independent Estate Agents and Valuers*



**20, St Catherine's Court, Bishop's Stortford, Hertfordshire, CM23 2NE**

**Guide price £225,000**

A spacious and well presented ground floor flat which is located to the front of the building in a sought after retirement development for the over 60's

The private accommodation comprises: Spacious living room, refitted kitchen with gloss white units and integrated oven, hob and cooker hood, two well proportioned bedrooms and a fully tiled shower room. There is double glazing, electric heating and a water softener.

There are excellent communal facilities that include, Residents lounge with kitchenette, laundry room with high quality washers and dryers, guest suite for overnight visitors, spacious reception area with house manager's office, lift serving all floors, superbly maintained communal gardens which surround the building and finally, a large car park with resident's parking and spaces for visitors.

St Catherine's Court was constructed in 1991 and has been a popular choice for retired people ever since. It is located on the outskirts of the town centre and served by local buses with stops close by. There is also the very useful Stort Shuttle Bus which circulates around the town stopping at various key points including shopping areas, hospital and station.

EPC Band D. Council tax band C.

## Secure Entryphone Access

Door to:

### Reception Area

An attractive and carpeted entrance area where the house manager's office is located.

Stairs and lift provide access to all floors.



### Private Entrance Hall

Electric storage heater. Wall mounted entryphone/alarm system. Built-in airing cupboard with plumbed in water softener. Adjacent built-in storage cupboard with light connected.

### Living Room

20'9" max x 10'5" plus recess (6.336 max x 3.193 plus recess)

Double glazed window to the front aspect. Two wall light points. TV and telephone points. Mock fireplace with electric coal effect fire. Electric storage heater. Arch to:





**Refitted Kitchen**

9'9" x 5'10" (2.994 x 1.791)

A good range of modern gloss white fronted units which incorporates: Neff stainless steel oven, Miele hob, Cooker extractor hood.

Stainless steel single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Pull-out larder cupboard. Space for upright fridge/freezer. Plumbing and space for dishwasher. Kick space heater. Six single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces.



**View From Living Room Window**



**Bedroom One**

14'5" max x 9'5" plus recess (4.407 max x 2.890 plus recess)

Double glazed window to the front aspect. Electric radiator. TV point. Double built-in wardrobe cupboard. Alarm cord.



**Bedroom Two**

10'6" x 6'6" (3.222 x 1.986)

Double glazed window to the front aspect. Wall mounted electric heater.



**Shower Room**

8'8" x 5'5" (2.647 x 1.652)

Fitted with a white suite and fully tiled walls. Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Shower cubicle. Chrome heated towel rail. Extractor fan. Alarm cord. Fitted mirror fronted cupboard and shelving.



**Communal Gardens**

The superbly maintained gardens surround the building and there are two patio/seating areas, one of which is close to this flat.

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. There is also a cloakroom close-by.



### **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.

### **Lease Details**

There is a 125 year lease which commenced in 1991.

Ground rent is currently £368.14 paid in 2 half yearly instalments of £184.07.

The Service charge for the period October 2022 to September 2023 is £3,850.70 per annum. This charge covers cleaning and maintenance of all communal areas/gardens, the house manager's costs, lift servicing and maintenance.

### **St Michael's Church & Old Monastery**

St Catherine's Court is located close to St Michael's Church and The Old Monastery where there is a lovely park to sit in and enjoy the surroundings.



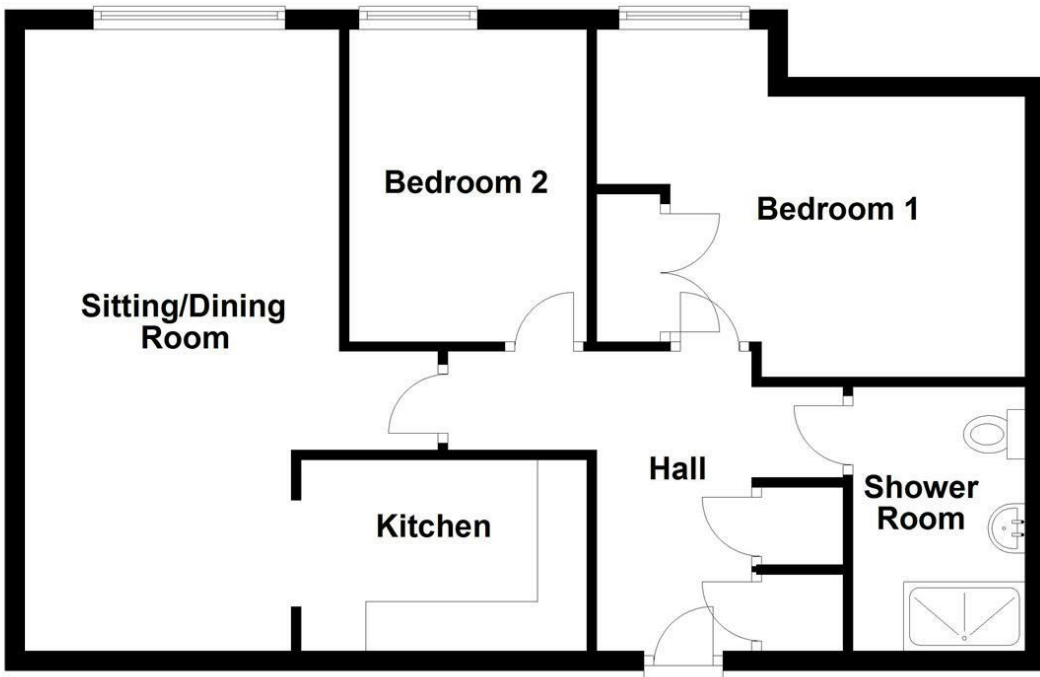
### **LOCAL INFORMATION**

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)

### **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 675 SQFT**  
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**