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Established 1986

Independent Estate Agents and Valuers



30, St Catherine's Court, Bishop's Stortford, Herts, CM23 2NE

Guide price £175,000

An extremely well presented two bedroom first floor apartment in this sought after retirement development. There is full double glazing and modern electric heating.

The communal areas comprise: Entrance and reception area with house manager's office, lift and stairs to all floors, residents lounge, laundry room, guest suite and superbly maintained communal gardens which surround the building. There is a large car park with ample parking for residents and visitors plus room to park mobility scooters.

The private accommodation comprises: Entrance hall with storage cupboard, spacious lounge/dining room with a bay window enjoying a view over the gardens and nearby Priory Court, fitted kitchen with built-in appliances, double bedroom with built-in wardrobes, a second bedroom (could be used as a dining room, if required), large shower room.

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 a useful Stort Shuttle Bus which circulates around the town, stopping at various key points including shopping areas, hospital and the station..
EPC Band D. Council Tax Band C.

Secure Access With Entryphone

Door to:

Main Reception Area

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

Lift and stairs provides access to all floors.



Front door to:

Private Entrance Hall

Electric storage heater. Wall mounted entry phone/emergency call system.

Large walk-in storage cupboard with light connected. Adjacent built-in airing cupboard.

Lounge/Dining Room

14'4" plus bay x 10'6" (4.379 plus bay x 3.215)

A spacious dual aspect room with double glazed windows overlooking the gardens. The bay window has a lovely view across neighbouring Priory Court and St Michael's Church beyond.

Two wall light points. TV and telephone points. Electric storage heater. Attractive mock fireplace with wooden surround.



View From Lounge Window



Kitchen

9'11" x 6'1" (3.024 x 1.865)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Spaces for cooker and upright fridge/freezer. Ceramic tiled splashbacks to work surfaces. Five single eye level wall cupboards. Kickspace heater. Cooker extractor hood. Alarm cord.



Bedroom One

14'5" into wardrobes x 8'11" (4.406 into wardrobes x 2.740)

Double glazed with view over the gardens. Electric storage heater. TV point. Alarm cord. Large double built-in wardrobe cupboard.



View From Bedroom Window



Bedroom Two

10'6" x 6'7" (3.212 x 2.009)

Double glazed window. Wall mounted electric heater.



Shower Room

7'5" x 5'7" (2.263 x 1.719)

Shower cubicle. Pedestal wash basin. Low level WC. Shaver light and point. Extractor fan. Electric heated towel rail. Wall mounted electric heater.



Residents Lounge

Located on the lower ground floor is a spacious lounge used by the residents for various social events and meetings. There is a small kitchen attached and a guest cloakroom close-by.



Communal Gardens

The superbly maintained gardens surround the building and there are two patio/seating areas, one of which is adjacent to the residents lounge.

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



Laundry Room

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 visitors 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 £184.07 every six months.

The current service charge is £4299.01 per annum. This covers cleaning and maintenance of all communal areas and gardens, house managers costs, lifts, window cleaning..

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

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

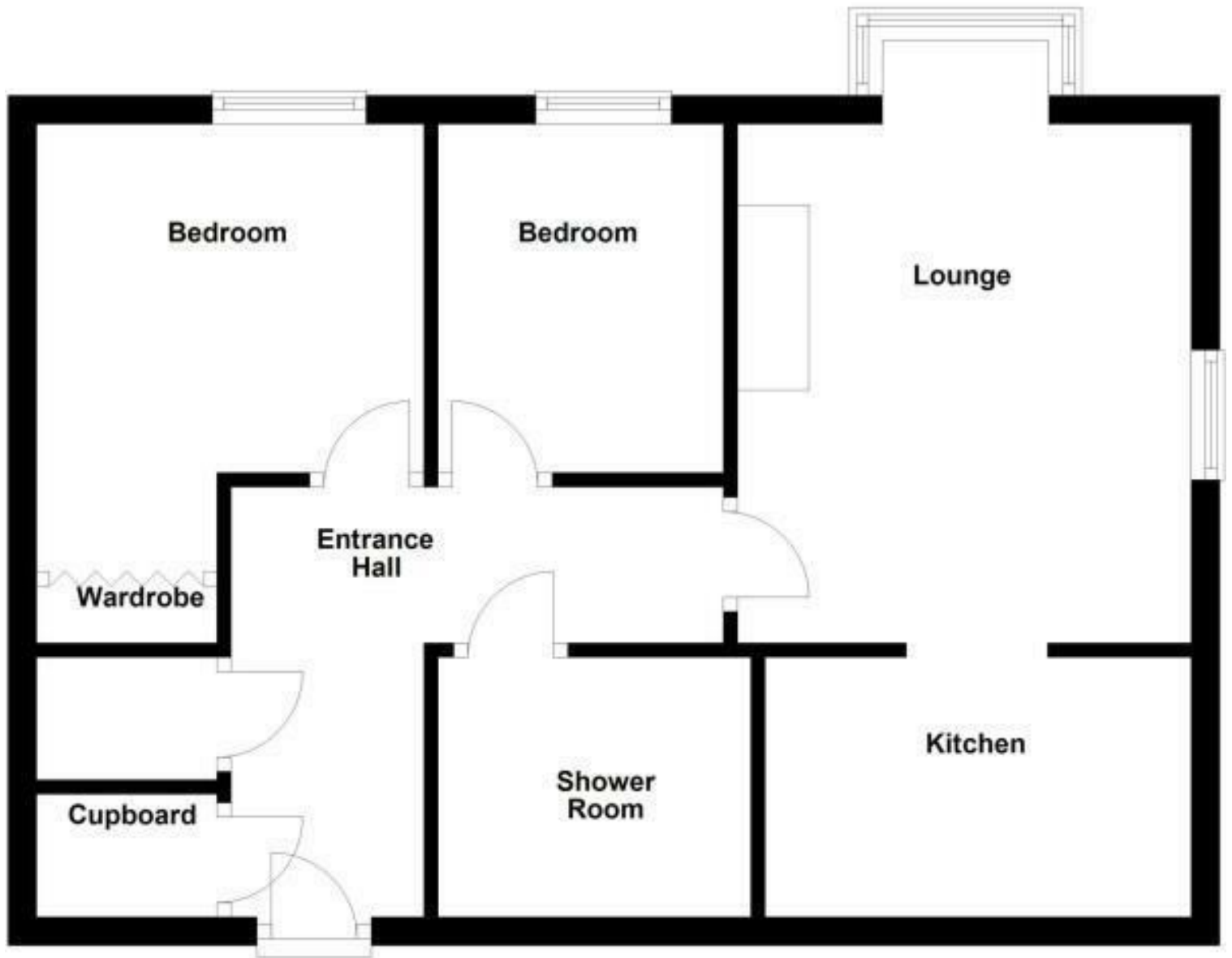
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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.

First Floor



Total area: approx. 51.9 sq. metres (558.3 sq. feet)