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Established 1986

Independent Estate Agents and Valuers



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Asking price £132,750

FIXED PRICE TO PURCHASE A 45% SHARE. FULL PRICE IS £295,000

A very spacious and extremely well maintained two double bedroom/two bathroom first floor apartment in an exclusive gated development within walking distance of the mainline railway station.

The well proportioned accommodation has gas central heating and double glazing. It comprises: Communal entrance with entryphone system, private entrance hall with guest cloakroom, large living/dining room, modern fitted kitchen/breakfast room with Bosch integrated appliances, master bedroom suite with a double bedroom and en-suite shower room, large second bedroom with an en-suite bathroom.

The building is surrounded by extensive and well maintained grounds. The gardens to the rear are in excess of 120' x 120' and laid mainly to lawn with established shrub and hedge borders. To the front, there are further landscaped gardens and a well planned parking area. Each property has an allocated/numbered parking space and there are seven additional spaces for visitors. Access to the development is via a remote controlled gate.

The property is located which is within easy walking distance of: Herts & Essex Community Hospital, three well regarded primary schools, two secondary schools and Hockerill Anglo-European College. The station offers an excellent commuter service on the Cambridge to Liverpool St. line. The town centre is a little further on and has an extensive range of shopping, eating and entertainment establishments. Junction eight on the M11 motorway and the by-pass around the town are only a short drive away.

EPC Band B. Council Tax Band C.

TWO WAYS OF BUYING THIS APARTMENT:

OPTION ONE : Pay £295,000 for outright ownership.

OPTION TWO: Pay £132,750 for a 45% share and pay a monthly rent for the unowned portion.

Main Entrance Door to;

Communal Entrance Hall

Wall mounted entry phone. Door to:

Inner Hallway

Lift and stairs to all floors. Mail boxes for each property.

First Floor

Door to inner lobby with Front door to:

Private Entrance Hall

Wall mounted entry phone. Wood effect laminate flooring. Radiator. Built-in cloaks/storage cupboard with power connected.

Doors lead to living room, kitchen, bedrooms and:



Guest Cloakroom

6'3" x 3'0" (1.919 x 0.936)



Living/Dining Room

17'3" x 9'10" (5.268 x 3.011)

A very spacious reception room which is well lit by a double glazed window to the front aspect.

Two radiators. TV point. Double opening doors to:



Kitchen/Breakfast Room

15'5" x 10'2" (4.716 x 3.103)

Fitted with an extensive range of wood faced units with granite effect work surfaces and upstands. Bosch integrated units comprise: Ceramic hob with stainless steel splashback, stainless steel chimney style extractor hood, double oven, dishwasher and fridge/freezer.

Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Space and plumbing for washing machine. Four single eye level wall cupboards with lighting below. Cupboard housing gas fired central heating boiler. Eight inset ceiling lights. Radiator. Space for table. Wood effect laminate flooring.

Feature circular double glazed window to the front aspect.



Master Bedroom Suite

Door from the entrance hall leads to an inner hallway which in turn leads to an en-suite shower room and:

Bedroom One

12'9" into wardrobes x 9'8" (3.896 into wardrobes x 2.959)
N.B. This measurement excludes a large door recess measuring 1.920m x 1.079m (6'3" x 3'6").
Double glazed window to the front aspect. Radiator. TV point.
Triple built-in wardrobe cupboard.



En-Suite Shower Room

8'1" x 5'0" (2.473 x 1.543)
Fitted with a modern white suite and half tiled walls.
Pedestal wash basin with mixer tap. Low level WC. Double-width shower cubicle. Chrome heated towel rail. Extractor fan.
Three inset ceiling lights. Wood effect laminate flooring.



Bedroom Two

13'9" x 9'1" (4.201 x 2.772)
Another very spacious bedroom which is also en-suite.
Double glazed window to the rear aspect. Radiator. Wood effect laminate flooring. Double built-in wardrobe cupboard. Door to:



En-Suite Bathroom

9'7" x 4'10" (2.944 x 1.474)

Fitted with a modern white suite and half tiled walls. Pedestal wash basin with mixer tap. Low level WC. Panel bath with fully tiled splash surround, mixer tap with shower attachment, shower rail and curtain. Three inset ceiling lights. Extractor fan. Chrome heated towel rail. Shaver point. Wood effect laminate flooring.



Communal Gardens

This building stands on a large plot with well maintained gardens comprising of lawned areas, flower beds and numerous shrubs and trees.

The majority of the gardens are to the rear and this area is over 37m x 37m (120' x 120').

There is an extensive lawn surrounded by established shrubs and hedges to the boundaries.

To one side is a covered bike store and there is also an enclosed bin area.



Lease & Ownership Details

The lease has recently been extended and now has 108 years remaining.

Ground Rent is £180 per annum.

Service charge for 2024/25 commencing on 1/7/2024 is £28.65 per week/£124.15 per month.

This includes charges for the upkeep and cleaning of the communal areas and gardens, communal lighting, insurance, lift maintenance, contribution to the sinking fund, management fees and various other leaseholder costs.

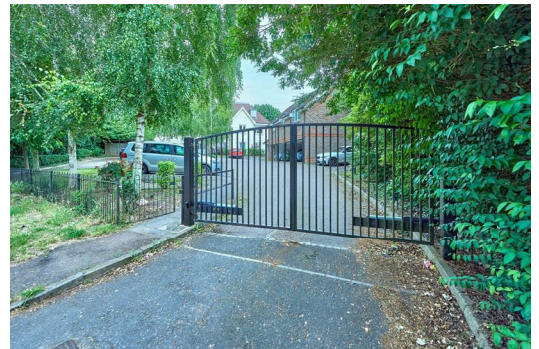
N.B. If purchasing a 45% share, there is an additional payment of £105.94 per week/£459.07 per month. This is paid to Paradigm Housing Association who own the remaining 55%.

It is possible to purchase additional shares (known as staircasing) in 10% increments. Please ask if you would like further information regarding this.

Parking Arrangements

It is a gated development with access via double opening remote controlled gates. Each owner has an entry fob to allow access.

To the front there is an extensive car parking area with numbered spaces for each flat plus seven additional spaces for visitors.



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.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

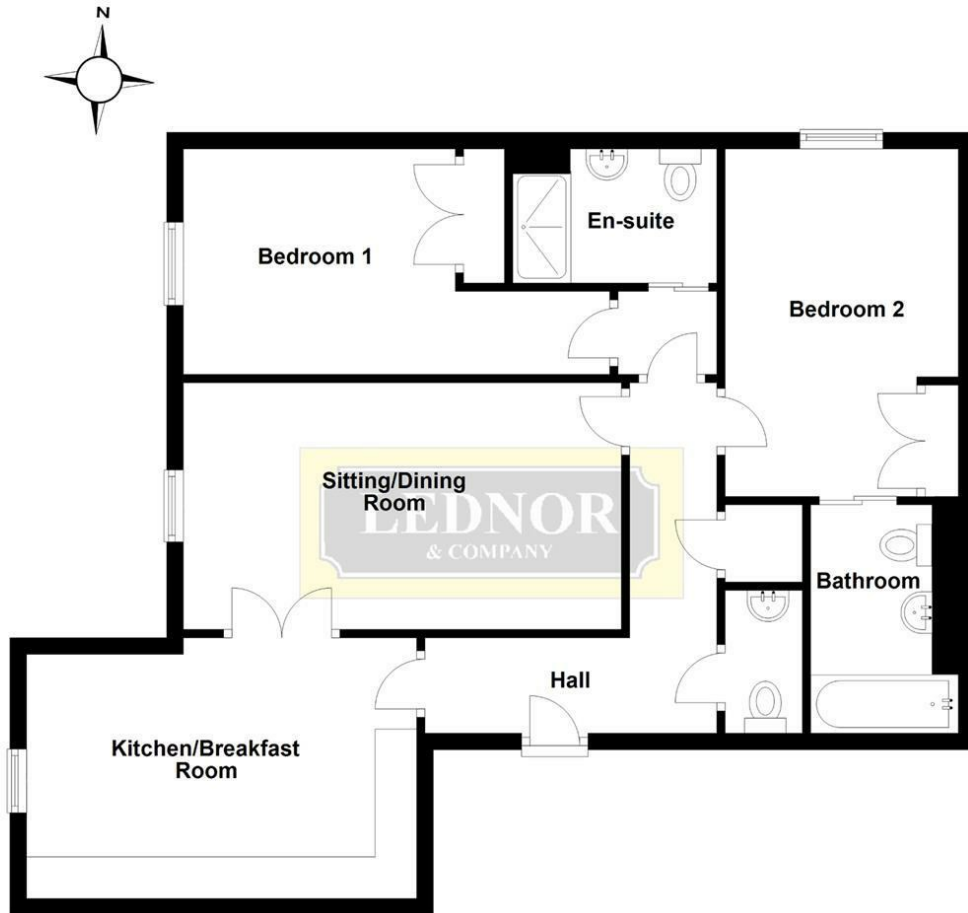
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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 825 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE