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*Established 1986*

*Independent Estate Agents and Valuers*



**7, Dyers Court, Bishop's Stortford, Herts, CM23 4NG**

**Guide price £275,000**

A superbly presented second floor, penthouse apartment which has gas central heating and double glazing.

The impressive accommodation comprises: Communal entrance hall with entryphone system, private entrance hall with cloaks cupboard, sitting room with Juliet balcony, modern fitted kitchen/dining room with built-in oven and hob, two good sized bedrooms and a luxury refitted bath/shower room with an attractive antique style white suite.

The master bedroom, which has a vaulted ceiling, is flooded with natural light from four double glazed windows.

There are well maintained communal gardens surrounding the building which includes a block-paved car park where there are two allocated parking spaces for this property.

The apartment is located on the edge of St Michaels Mead, close to open countryside and has a superb outlook over The Northern Country Park. It is within easy reach of the neighbourhood centres at Thorley Park and Bishop's Park. The town centre and mainline railway station are approximately one and a half miles away.

EPC Pending. Council Tax Band C.

**ENTRYPHONE SYSTEM**

Main entrance door to

**COMMUNAL ENTRANCE HALL**

Stairs to first and second floors.

**FRONT DOOR TO:**

**PRIVATE ENTRANCE HALL**

Wall mounted entryphone. Built-in cloaks/storage cupboard. Hatch to large loft space. Door to

**INNER HALLWAY**

Radiator. Doors to bedrooms, bathroom, kitchen/dining room and

**SITTING ROOM**

13'11" x 10'7" (4.254 x 3.251)

A bright and spacious room which is well lit by a double glazed window and French doors which lead to a Juliet balcony with views over parkland.

TV and telephone points. Radiator.



## KITCHEN/DINING ROOM

16'9" max x 9'3" (5.11 max x 2.82)

Well fitted with a range of modern units and granite effect work surfaces which incorporate Bosch built-in oven, gas hob and extractor hood.

White enamel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Spaces and plumbing for dishwasher and washing machine. Creoglass sparkling glass splashbacks to work surfaces. One corner and three single eye level wall cupboards. Double glazed window to the rear aspect. Extractor fan. Karndean wood effect lino flooring. Space for upright fridge/freezer. Wall mounted combination gas fired boiler for central heating and hot water. Space for table. Radiator.



## FURTHER VIEW OF ROOM



**BEDROOM ONE**

14'4" x 11'0" (4.37 x 3.35)

A most impressive master bedroom which is well lit by four double glazed windows on three aspects and features a vaulted ceiling.

One double and two single fitted wardrobe cupboards. Wood effect flooring. Two radiators. TV point.



**BEDROOM TWO**

10'7" x 6'9" (3.23 x 2.06)

Radiator. Double glazed window to the rear aspect



### **LUXURY BATH/SHOWER ROOM**

9'2" x 6'4" (2.79 x 1.93)

Redesigned and refitted by the present owner with an attractive antique style white suite and complementary white and mosaic tiling. It now incorporates a large glazed shower cubicle with hand held and overhead shower units.

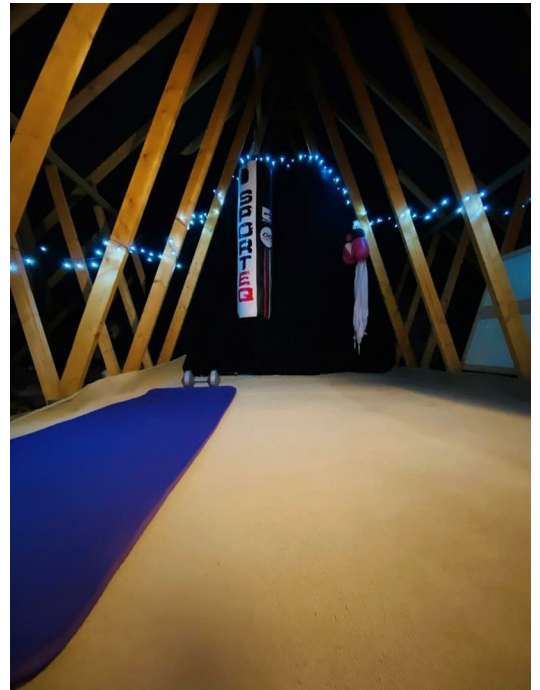
Panel bath with tiled splash surround, mixer tap and shower attachment. Heated towel rail/radiator. Ceramic tiled floor. Four inset ceiling lights. Extractor fan.



### **ENORMOUS LOFT SPACE**

Approached via a hatch from the hallway.

This very useful storage space is part-boarded and has a light connected.



### **COMMUNAL GARDENS**

There are well maintained communal gardens which are located mainly to the rear of the building.



### **ALLOCATED PARKING**

There are two allocated parking spaces in the block paved car park.

### **LEASE DETAILS**

There is a 125 year lease which commenced in March 1997.

The ground rent is £160 per annum.

The current service charge is £1,716.00 per annum which is payable in instalments every six months.

### **VIEW OVER PARKLAND**

Close to this property is The Northern Country Park which offers acres of well maintained parkland, criss-crossed with paths.



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

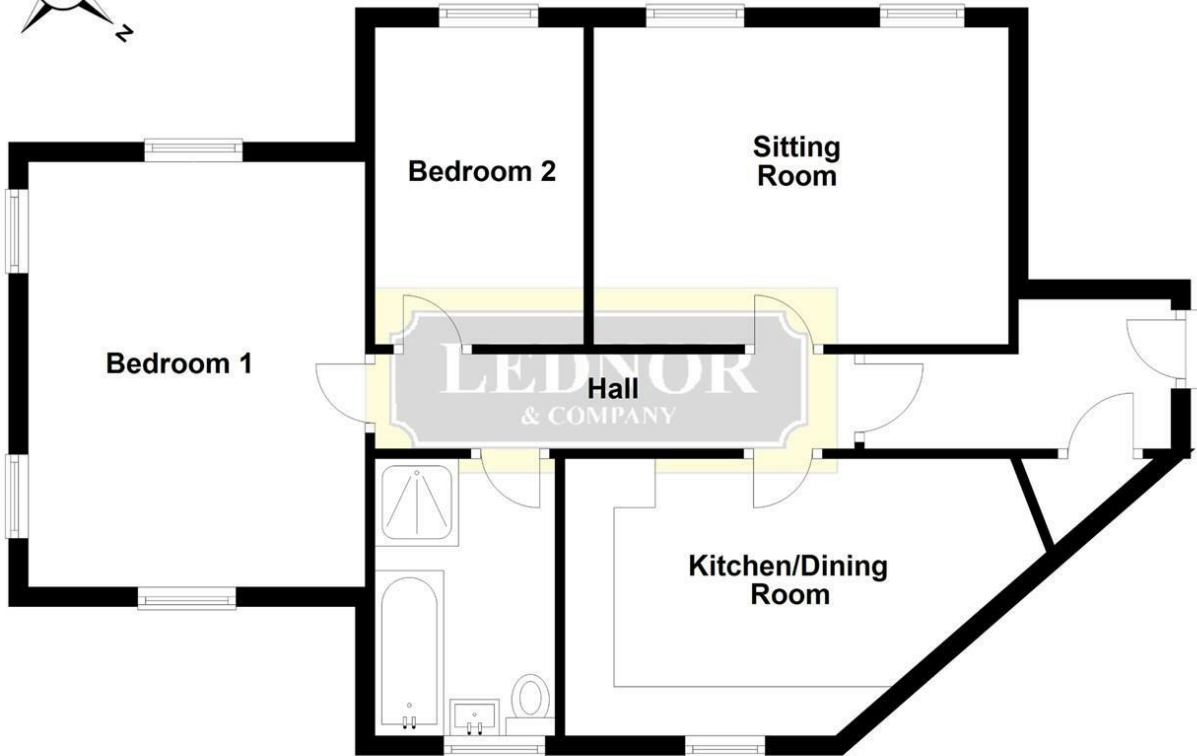
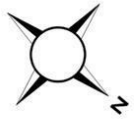
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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