

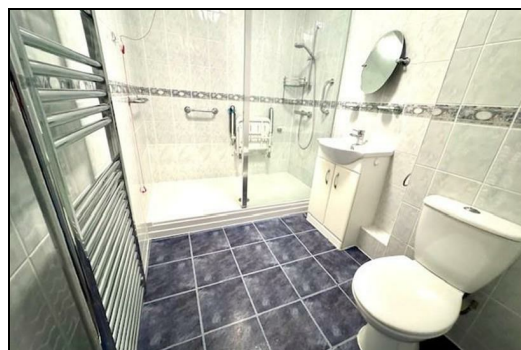
**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

LEDNOR
& COMPANY

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Independent Estate Agents and Valuers



**19 St Catherine's Court, Windhill, Bishop's Stortford, Herts, CM23
2NE
Guide price £199,995**

Newly decorated and very well presented ground floor apartment which is located to the front of the building with a pleasant outlook. Whilst the apartment is on the ground floor for access, the windows are all elevated with no ground floor access. This apartment is located in a sought after retirement development for the over 60's.

The private accommodation consists of a large sitting room with a feature bay window, modern kitchen with integrated appliances, large principle bedroom with fitted wardrobes, further spacious bedroom and a fully tiled shower room with a double shower unit. The apartment benefits from double glazed windows which were replaced by Everbrite in 2017 and modern wall mounted electric heaters. The apartment was professionally painted throughout in September 2024.

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 C. Council Tax Band is C.

Secure Entryphone Access

Door to;

Reception Area



Private Entrance Hall

With doors to all rooms, wall mounted electric heater, wall mounted entry phone system with pull cord emergency system, door to airing cupboard with hot water cylinder and shelving and door to storage cupboard with consumer unit and electricity meter.

Sitting/Dining Room

17'5" x 10'4" (5.31m x 3.17m)

Spacious and bright reception room with feature double glazed bay window and pleasant outlook. Wall mounted electric heater. TV point. Arch to:



Modern Fitted Kitchen

9'8" x 6'2" (2.96m x 1.90m)

With a good range of wall and base units, integrated electric oven, integrated hob with extractor over and space for tall fridge/freezer, washing machine and slimline dishwasher.



Bedroom 1

17'8" max x 8'11" (5.41m max x 2.72m)

Large double bedroom with fitted wardrobes, double glazed window to the rear, wall mounted electric heater and emergency pull cord.



Bedroom 2

13'1" x 6'6" (4.00m x 1.99m)

Good size second bedroom with double glazed window to the rear and wall mounted electric heater, emergency pull cord.



View From The Apartment



Shower Room

8'11" x 5'11" (2.73m x 1.81m)

Impressive fully tiled shower room with large double shower unit including wall mounted seat, WC, vanity unit with basin, heated towel rail and emergency pull cord.



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

125 year lease granted on 01/10/1991. 92 years remaining.
Annual ground rent is £364.94 (two half yearly payments of £182.47)
Annual service charge is £4299.00

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.

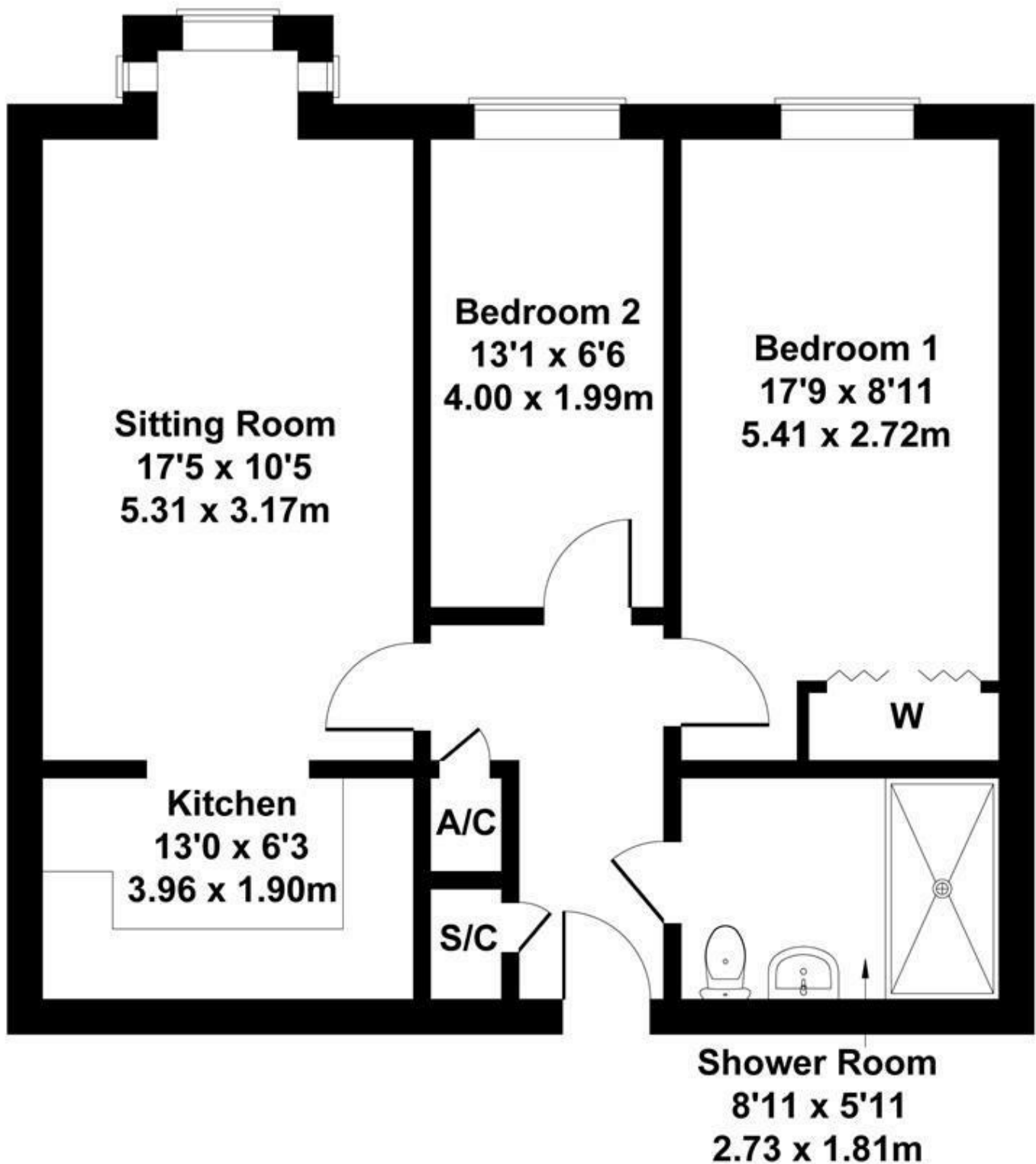
Disclaimer

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.

19 St Catherines Court

Approximate Gross Internal Area
657 sq ft - 61 sq m



Not to Scale. Produced by The Plan Portal 2024
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