

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



13, Castle View, Bishop's Stortford, Hertfordshire, CM23 2XR

Guide price £95,000

A tastefully decorated first floor one bedroom flat in an attractive RETIREMENT DEVELOPMENT overlooking parkland.

The well maintained accommodation has Economy 7 heating and newly installed UPVC double glazing. It comprises; Entrance hall, fully tiled bathroom, bedroom, living room, fitted kitchen complete with cooker and fridge.

Castle View is a well regarded warden-assisted development for the over 60's with excellent communal facilities comprising; Entrance hall with seating area and Warden's Office, laundry room with free use of the equipment, lifts to all floors. On the first floor there is a resident's conservatory and lounge. Outside, there are well tended gardens to the rear and one side with seating areas. To the front there is a parking area for residents and visitors.

The development is conveniently located close to the town centre and less than half a mile from the mainline railway station.

EPC Band B. Council tax band C.

Main Entrance Door to:

Outer Lobby

Wall mounted entryphone system. Secure door leads to:

Reception Area

Stairs and lifts to all floors. House Manager's office.

Private Accommodation

Front door to:

Entrance Hall

Doors to living room and bathroom.

Living Room

15'3" max x 8'7" (4.67 max x 2.62)

TV and telephone points. Newly installed wall mounted electric fire. Cupboard housing hot and cold water tanks. UPVC double glazed multi-paned window overlooking the gardens. Wall mounted entry phone/alarm system which is connected to the house manager (when on duty) and the monitored call centre.



Fitted Kitchen

8'7" x 4'7" (2.62 x 1.40)

Refitted with a range of modern beech fronted units.

Stainless steel single drainer sink unit with cupboards below.

Adjacent wood effect work surfaces with cupboards below.

Creda electric cooker. Liebherr fridge. Eye level wall cupboard

and shelving. UPVC double glazed multi-paned window

overlooking the gardens. Alarm cord.



Bedroom

14'4" x 8'8" (4.394 x 2.650)

Well lit by newly installed UPVC triple glazed multi-paned

windows on two aspects. Wall mounted electric heater. TV

point.



Shower Room

6'4" x 6'6" approx (1.952 x 1.991 approx)

Refitted with a modern white suite and fully tiled walls.

Pedestal wash basin with mixer tap. Low level WC. Extractor

fan. Newly installed shower and cubicle. Dimplex electric wall

mounted heater. Wall mounted mirror fronted medicine cabinet.

Alarm cord which is connected to a monitored call centre.



Communal Facilities

Gardens

To the front of the building there is a patio area with seating, flower bed and antique style coach lights. Car parking with provision for residents and visitors. To one side of the development there is a small spinney and to the rear a lawned area with flower borders. To the other side, there is another area of enclosed garden with well stocked flower beds and seating areas.



Residents Lounge

Also located on the first floor.

This room can seat up to 28 people and is used for various social functions and meetings.



Conservatory

The conservatory is located on the first floor and has French doors leading to the gardens.



Laundry Room

Two Dimplex storage heaters. Enamel butler sink. Hair-washing basin. Washing machines and tumble dryers.

These facilities are available free of charge to the residents.

Guest Suite

This is available for friends or relatives to stay overnight at a cost of £15 per night. This is bookable via the house manager and has a double bed, en-shower room and a small kitchen area.

Lease Details

The lease is for 125 Years and commenced in 1988.

The current service/support charge from 1/4/2024 is £283.96 per month. This includes buildings insurance, light, heating and maintenance of the communal areas and gardens.

Ground rent is £8.33 per month

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

RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER

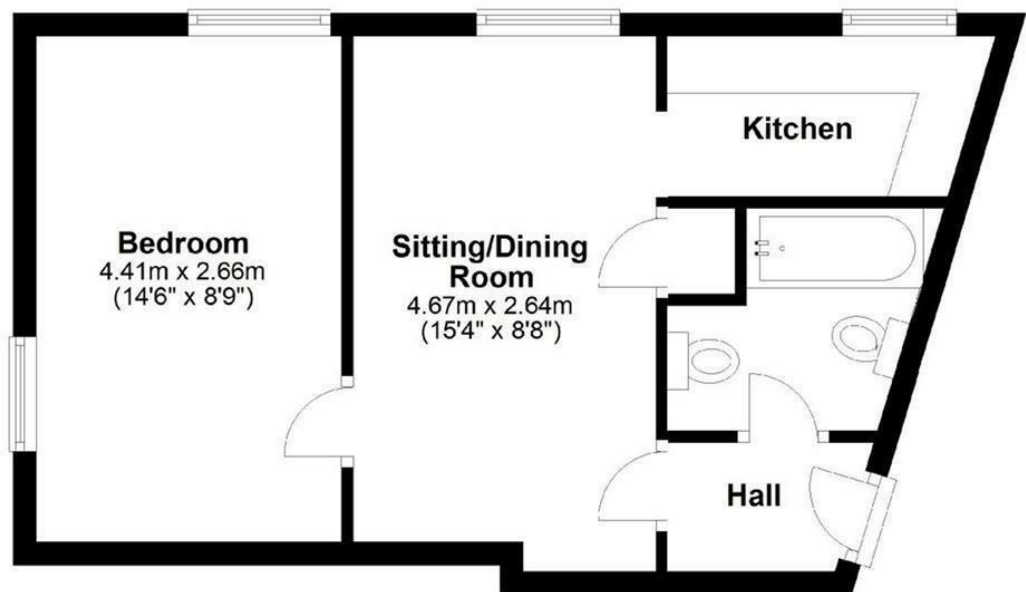
* Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

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.



Ground Floor



Approx gross internal floor area 35 sqm (375 sqft)