

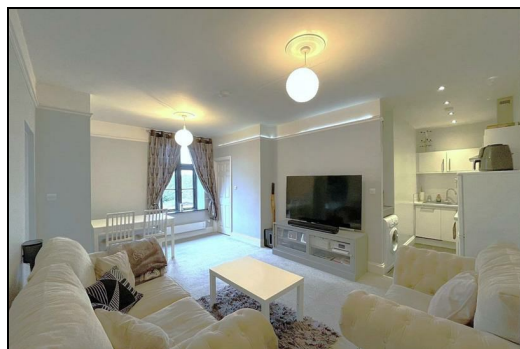
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Bishop's Stortford
Herts CM23 2JU

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Established 1986

Independent Estate Agents and Valuers



6, Oak Hall, Bishop's Stortford, Hertfordshire, CM23 2SQ

Offers over £225,000

Located in the favoured North West side of town, this two bedroom, two bathroom first floor apartment is part of a Grade II Listed building that is believed to date from the mid 1800's.

Being sold 'chain free' and with a lease remaining of approximately 954 years, the accommodation consists of a communal entrance and staircase to the first floor and door to the apartment. The kitchen area is directly off the living/dining room. Both the bedrooms have en-suite facilities. There is some outside space for residents to sit, with adjacent private off street parking for Oak Hall.

Bishop's Stortford is a thriving town on the East Herts/West Essex border, popular for its fast road and rail links to London and Cambridge. Stansted Airport is little more than a 5 - 10 minute commute by bus or car. These attributes make the rental market a popular option for investors.

The Council Tax Band is B.

Communal Entrance & Landing

Communal entrance located to the rear of the building with steps up to top floor apartment.

Private Front Door To:

Open Plan Living Area - Living Room

18'7" max x 12'0" max (5.68m max x 3.67m max)

Impressive reception room with large windows to the front, electric wall mounted radiator and space for a dining table.



Kitchen

9'10" x 4'7" (3.00m x 1.40m)

Fitted kitchen with wall and base units, space for washing machine, space for tall fridge/freezer and integrated electric oven with hob and extractor over.



Bedroom One

10'11" x 11'4" (to wardrobes) (3.35m x 3.47m (to wardrobes))

Large double bedroom with large windows to the side, fitted wardrobes and wall mounted electric radiator.



En-Suite Bathroom

10'7 x 4 (3.23m x 1.22m)

With bath and wall mounted shower over, WC, basin, wall mounted heated towel rail and windows to the front.



Bedroom Two

9'2" x 8'7" (2.81m x 2.62m)

Double bedroom with large windows to the side and built in wardrobes.



En-Suite Shower Room

With shower, WC and basin.

Outside & Parking

There is a large gravel driveway to the front and side of the main house which provides off road parking spaces. There are well maintained communal garden areas surrounding the house.

Lease Details

Approximately 954 years remaining on the lease. Service charge costs were £2650.00 for 2024 and the owner is still awaiting costs for 2025. Please note, we have not seen sight of the lease, so these figures have been supplied by the owner.

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

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. 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 are directly authorised by the Financial Conduct Authority no. 300773

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

