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Herts CM23 2JU

**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**29 Castle View, Hockerill Street, Bishop's Stortford, Herts, CM23 2XR**

**Guide price £94,995**

EXCELLENT OPPORTUNITY TO PURCHASE A REFURBISHED ONE BEDROOM SECOND FLOOR APARTMENT.

This spacious property benefits from modern double glazed windows and a refitted kitchen and shower room. The property also has modern floor coverings and decoration throughout. The property is located in an attractive retirement development for the over 60's.

Castle View is a well regarded 'assisted living' development with excellent communal facilities including a residents lounge and guest suite for overnight visitors. 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 apartment is conveniently located close to the town centre and within a level walk of the town's bus terminus and mainline railway station.

EPC Band C. Council Tax Band B.

## **Front Door To:**

### **Inner Lobby**

Wall mounted entry phone and door to:

### **Reception Area**

Seating area with notice board. 2 Dimplex electric storage heaters. House Manager's office. 2 lifts with access to all floors. Door to lobby with stairs leading to all floors.

### **Laundry Room**

Two Dimplex storage heaters, shaver light and point, enamel butler sink, hair-washing basin, three washing machines, tumble dryer. Cost of use and detergents are included in the service charge.

### **Conservatory**

Located on the first floor. An attractive double glazed conservatory with access to the garden.



### **Residents Lounge**

Located on the first floor.

A spacious and well appointed room which is also used for various social functions, residents' meetings or personal use.

There is an adjoining kitchen which is used for the coffee mornings, other functions and available for private use.



### **Private Accommodation**

Front door to:

### **Entrance Hall**



**Living Room**

13'6" x 8'5" (4.11m x 2.57m)



**View From Living Room Balcony**



**Kitchen**

9'4" x 6' (2.84m x 1.83m)



## Bedroom

17'1" x 6'10" (5.21m x 2.08m)



## Shower Room

7'3" x 5' (2.21m x 1.52m)



### **Communal Grounds**

To the front of the building there is a patio area with seating, flower bed and antique-style coach lights. Car park 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, enclosed by a hedge. To the other side, there is another area of enclosed garden.

There is now a secure mobility scooter storeroom with charging points.



### **Guest Suite**

Located on the ground floor.

Residents can arrange for friends or relatives to stay in the guest suite at a cost of £15.00 per night.

### **Lease Details**

The lease is for 125 years commencing in August 1989. The Service Charge for the year commencing April 2025 is £377.31 per month which includes the ground rent.

### **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)

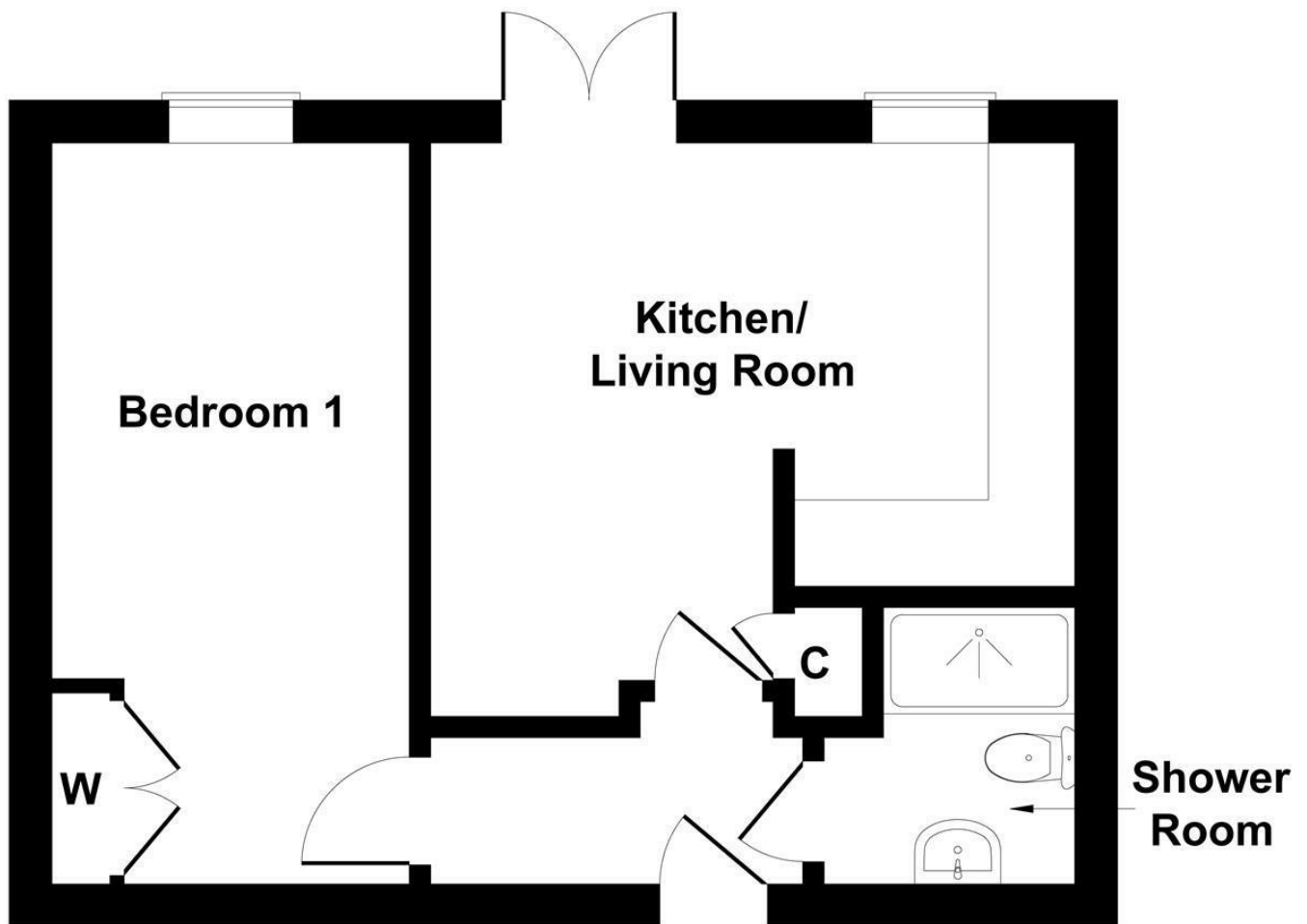
Find the property you are interested in and then select premium brochure.

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.

### **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.

## 29 Castle View



Not to Scale. Produced by The Plan Portal 2025  
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