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*Independent Estate Agents and Valuers*



## **32, Castle View, Bishop's Stortford, Herts, CM23 2XR**

**Guide price £149,995**

An extremely well presented one bedroom third floor flat in a town centre development for the over 60's.

The impressive accommodation comprises: Solid oak doors, heating via 'state of the art' electric heaters and double glazing throughout. Entrance hall, bright and spacious living room with several windows overlooking the park and an area of woodland, modern fitted kitchen, bedroom with built-in wardrobe, luxury shower room with large walk-in shower.

Castle View is a well regarded warden-assisted retirement development with excellent communal facilities comprising: Entrance/reception area with house managers office, laundry room with hair washing facilities, lifts to all floors. On the first floor there is a residents lounge and conservatory. 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 which overlooks Sworders field is conveniently located close to the town centre and is a short walk to the mainline railway station and bus terminus to. The Stort Shuttle Bus stops here and serves important destinations around the town which includes the hospital, shopping areas and doctors surgeries.

EPC Band C. Council Tax Band C.

### Private Accommodation

Access from the third floor landing via front door to:

#### Entrance Hall

Hatch to loft space. Built-in cloaks/storage cupboard. Modern Rointe programable electric heater. Two inset ceiling lights. Doors to bedroom, shower room and:

#### Lounge/Dining Room

14'9" x 13'1" (4.50 x 4.01)

A bright and spacious reception room with double glazed multi-paned windows on two aspects including French doors to the balcony which overlooks the park.

TV and telephone points. Modern Rointe programable electric heater. Two inset ceiling lights. Wall mounted TV plinth/cupboard with triple glass fronted cupboard above which has inset lighting. Wall mounted entry phone and alarm system.





### **Balcony**

Approached via French doors. Enclosed by wrought iron railings and enjoys views over Sworders Field, Castle Gardens and childrens playground.

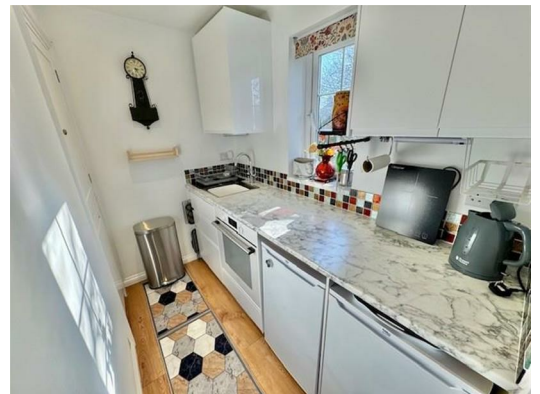


### **Modern Fitted Kitchen**

7'8" x 4'5" plus recess (2.34 x 1.37 plus recess)

Fitted with a range of modern gloss white 'soft close' units and marble effect work surfaces.

Stainless steel inset sink unit with mixer tap and cupboard below. Adjacent fitted work surfaces. Hotpoint built-in oven. Beko freestanding fridge and freezer are both to be included in the sale. Double glazed window to the side aspect. One double and one single eye level wall cupboard. Recess with built-in cupboard which houses a mains pressure hot water cylinder and has storage space below. Mosaic tiled splashback to the work surfaces. Wood effect laminate flooring.



### **Bedroom**

11'6" x 8'0" plus recess (3.51 x 2.44 plus recess)

N.B. The measurement excludes the built-in wardrobe recess.

Wall mounted electric heater. TV point. Double glazed multi-paned windows on two aspects. Two inset ceiling lights. Single built-in wardrobe.



### **Luxury Shower Room**

6'7" x 5'10" (2.024 x 1.782)

Fitted with a modern suite and complementary fully tiled walls. Large walk-in shower cubicle with hand shower attachment and overhead shower unit. Low level WC. Vanity unit wash basin with mixer tap and cupboard below. Chrome heated towel rail. Three inset ceiling lights. Extractor fan. Fitted mirror with integrated LED lighting.



### **Attractive Area Of Woodland To Side Of The Flat**



### **Communal Area & Facilities**

#### **Main Entrance Area**

Approached via a secure entrance door with entry phone system. notice board, Two electric storage heaters. House Manager's office. Two lifts leading to all floors. Door to lobby with stairs leading to all floors.

#### **Laundry Room**

Two electric storage heaters. Enamel butler sink. Basin for use by visiting hairdressers. Washing machines and tumble dryer.

#### **Residents Conservatory**

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

#### **Residents Lounge**

Located on the first floor. Attached kitchen used for meetings and social functions.

#### **Communal Grounds**

To the front of the building is a patio area with seating, flower bed and antique style coach lights. Car parking with provision for residents and visitors on a first come, first served basis. To one side of the development is a small spinney. To the rear is a paved patio area surrounded by well stocked flower beds.

#### **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 per night. This is booked via the House Manager.

### **Lease Details**

The lease is for 125 years commencing 24/6/1988.

Ground rent is £100 per annum paid in twelve monthly instalments of £8.33 which is paid at the same time as the service charge.

The current service/support charge is circa £350.66 per month. 1/4/25 to 31/3/26. This includes: house Manager's costs, buildings insurance, water rates, lighting heating and maintenance of the lifts, communal areas and gardens.

### **LOCAL INFORMATION**

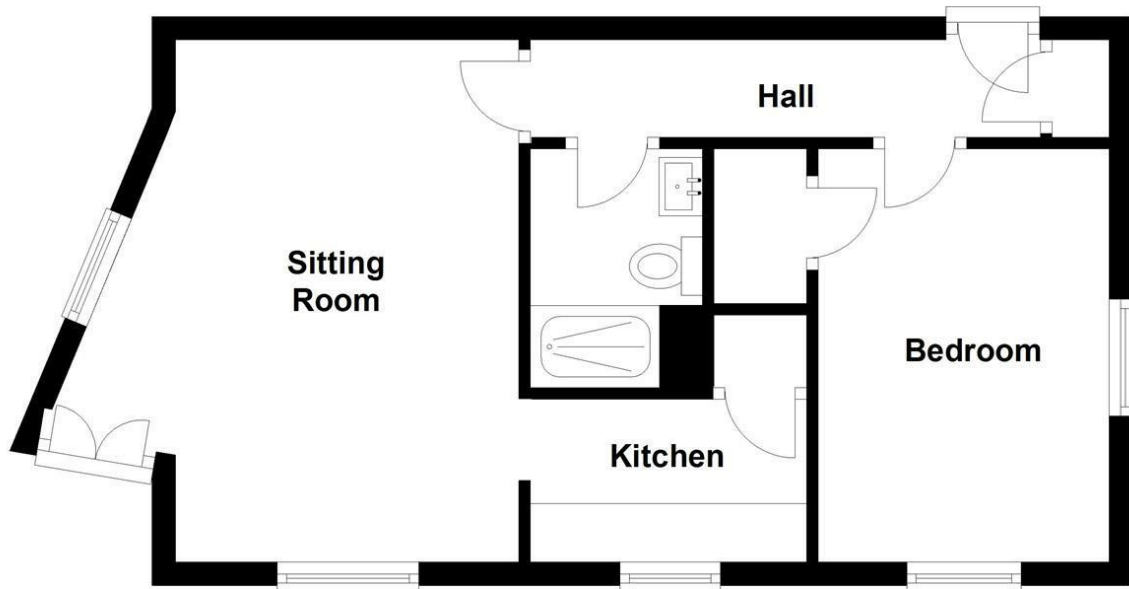
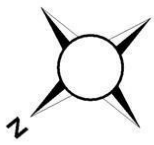
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)

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.



APPROX GROSS INTERNAL FLOOR AREA 400 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE