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Established 1986

Independent Estate Agents and Valuers



41, Castle View, Bishop's Stortford, Herts, CM23 2XR

Guide price £99,995

A well appointed one bedroom third floor apartment which is located in an attractive RETIREMENT DEVELOPMENT for the over 60's. The refurbished and tastefully decorated accommodation comprises: Entrance hall, shaker style kitchen with integrated appliances, living room with fireplace and French doors leading to a 'Juliet' balcony. The bedroom has built-in wardrobes and there is a shower room with a modern white suite.

Castle View is a well regarded 'assisted living' development with excellent communal facilities comprising; entrance hall with House Manager's office, laundry room which is free of charge to use, two lifts serving all floors. On the first floor there is a conservatory and a residents lounge where residents meet once a month to discuss the running of Castle View and hold various social events. There is also a guest suite for overnight visitors. A chiropodist, hairdresser and mobile library visit the development regularly. 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 and with level access to the town centre and the mainline railway station. The Stortford Shuttle bus visits this site as part of it's around the town service.
EPC Band C. Council Tax Band B.

Main Reception Area

Accessed via an entryphone system at the main entrance.

House Managers office. Access to the laundry room and the two lifts which serve all floors.

Door to inner lobby with stairs leading to all floors.

Private Accommodation

Entrance Hall

Wood effect laminate flooring. Electric storage heater. Doors to bedroom, shower room and:

Living Room

13'3" x 8'3" (4.060 x 2.540)

A bright room which is well lit by double glazed French doors which in turn lead onto a 'Juliet' balcony.

Wood effect laminate flooring. TV and telephone points. Wall mounted entryphone/alarm system. Attractive fireplace with electric fire.

Arch to:



Fitted Kitchen

9'6" x 6'0" (2.902 x 1.835)

Well fitted with a range of modern shaker style units with wooden worktops and integrated appliances which include: Stainless steel built-in oven, ceramic hob, stainless steel chimney style extractor hood, fridge/freezer, dishwasher and washing machine.

Stainless steel sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Ceramic tiled splashbacks to work surfaces. Three single eye level wall cupboards. Double glazed window to the front aspect. Wood effect laminate flooring.



Bedroom

17'1" x 6'11" (5.210 x 2.115)

Double glazed window to the front aspect. Double built-in wardrobe cupboard with adjacent single built-in wardrobe/storage cupboard.



Shower Room

7'2" max x 5'1" (2.206 max x 1.552)

Fitted with a modern white suite and complementary half tiled walls.

Vanity unit wash basin with cupboard below. Adjacent WC with concealed cistern. Double-width shower cubicle with electric shower unit. Extractor fan. Laminated flooring. Fitted mirror. Wall mounted cupboards and shelving.



Communal Facilities

Residents Lounge



Conservatory



Guest Suite

Laundry Room

Communal Gardens



Lease Details

The lease is for 125 years commencing in August 1989.

The service/support charge for 1/4/25 to 31/3/26 is £383.56 per month. This includes: Buildings insurance, water rates, window cleaning, house manager's costs, lighting, heating and maintenance of the communal areas and gardens.

N.B. Ground rent of £6.25 is included in the service charge.

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

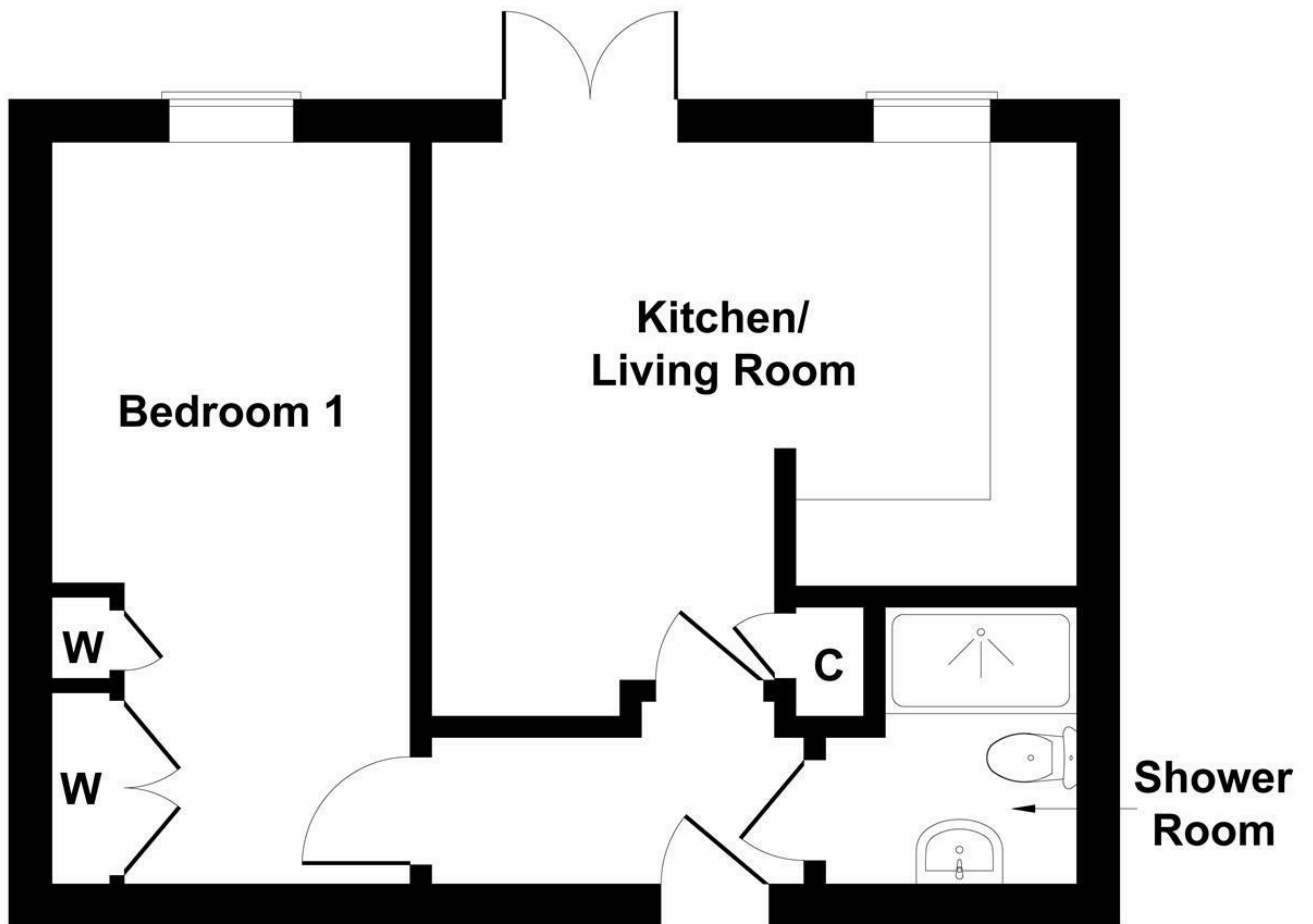
Find the property you are interested in and then select premium brochure.

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.

41 Castle View



Not to Scale. Produced by The Plan Portal 2025
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