

**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*



**84, Nightingales, Bishop's Stortford, Herts, CM23 5JQ**

**Guide price £280,000**

CHAIN FREE SALE.

An extremely well maintained and larger than average first floor apartment which has it's own front door, electric heating, double glazing and an allocated parking space right outside.

The tastefully decorated and generously proportioned accommodation (78 square metres/839 square feet) features: An enormous sitting/dining room, fitted kitchen with integrated appliances, very large master bedroom with walk-in wardrobe and a modern en-suite shower room, The second bedroom is also a generous double room with a wardrobe area and there is a modern bathroom. The landing is particularly spacious and well lit.

The property is positioned in a sought after area and is not far from the town centre which offers an excellent range of shopping, dining and entertainment establishments. The mainline railway station is even closer and can be accessed via a very pleasant walk down Warwick Road which comes out opposite one of the station's entrances and the useful Aldi supermarket.

Nightingales is well located for access to Junction eight of the M11 motorway and the by-pass/A120 for journeys east and west.  
EPC Band C. Council Tax Band C.

## Front Door To:

### Entrance Lobby

Wall mounted electric heater. Stairs lead to the first floor.

### Large First Floor Landing

21'0" x 4'5" (6.416 x 1.366)

A large entrance area which is well lit by a double glazed window to the rear aspect and four inset ceiling lights.

Wall mounted electric heater. Cloaks hanging area. Built-in storage cupboard. Adjacent built-in airing cupboard housing Megaflo mains pressure water cylinder.

Doors leading to: Sitting/dining room, bathroom and the two bedrooms.



### Sitting/Dining Room

20'4" x 11'7" (6.206 x 3.5473)

An extremely spacious living area with plenty of room for a sitting area and a large dining table.

The room is lit by three large double glazed windows to the front aspect and eight inset ceiling lights.

TV and telephone points. Two wall mounted electric heaters.

Arch leads to:





### **Fitted Kitchen**

9'8" x 6'2" (2.948 x 1.898)

Fitted with a good range of beech faced units and granite effect work surfaces which incorporate: Stainless steel built-in oven, ceramic hob, stainless steel chimney style extractor hood, integrated fridge/freezer. There is also a Sharps washing machine which will be included in the sale.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Four single eye level wall cupboards. Two inset ceiling lights. Double glazed window to the rear aspect. Wood effect laminate flooring. Ceramic tiled splashbacks to work surfaces.



### **Bedroom One**

16'1" x 12'10" (4.927 x 3.930)

A very large master bedroom with a separate wardrobe/storage area.

Two large double glazed windows to the front aspect. Two wall mounted electric heaters. TV and telephone points.



### Walk-In Wardrobe

10'2" x 4'1" (3.111 x 1.267)

Light and power connected. Fitted hanging rail.



### En-Suite Shower Room

6'10" x 6'3" (2.100 x 1.915)

A modern white suite with complementary ceramic tiling. Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Double-width shower cubicle. Extractor fan. Electric heated towel rail. Ceramic tiled floor. Shaver point. Two inset ceiling lights.



### Bedroom Two

10'6" x 9'7" plus large recess (3.213 x 2.926 plus large recess)

Large double glazed window to the front aspect. Wall mounted electric heater. TV and telephone points. Hatch to loft space. Large wardrobe recess with rail.



## Bathroom

6'9" x 6'2" (2.059 x 1.903)

A modern white suite and complementary tiling.

Panel bath with mixer tap, shower attachment, fully tiled surround, shower rail and curtain. Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Extractor fan. Shaver point. Electric heated towel rail. Ceramic tiled floor.



## Outside

The property is surrounded by well maintained gardens with allocated parking for residents and there is a provision for visitor parking close-by.

## Allocated Parking Space

Located close to the front door of this property is a numbered, allocated parking space.

## Lease Details

There is a 150 year lease which commenced on 1/2/2004. Therefore there is approximately 129 years remaining on the lease.

The Ground Rent is £250 per annum and is paid in two half yearly instalments.

The current service charge is £794.61 every six months. Current period is April 25 to Sept 25.

## 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.

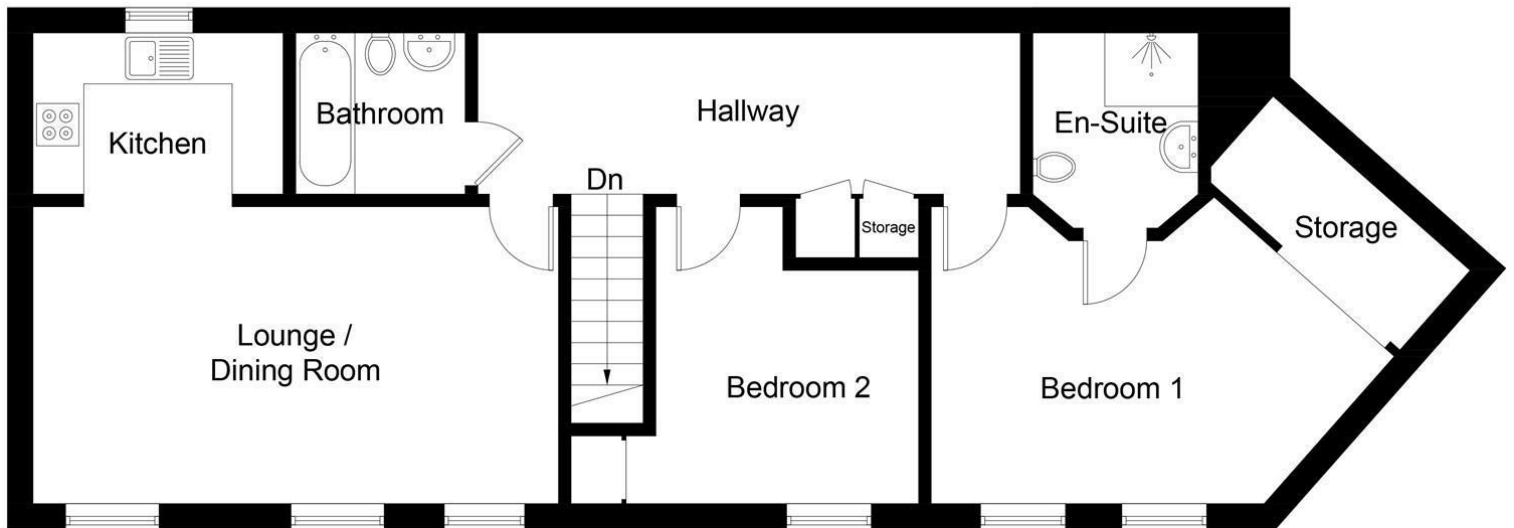
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

## 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

Approximate Gross Internal Area = 77.9 sq m / 839 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1029574)