

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

LEDNOR
& COMPANY

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Established 1986

Independent Estate Agents and Valuers



18, Braziers Quay, Bishop's Stortford, Herts, CM23 3YW

Guide price £185,000

VACANT PROPERTY BEING SOLD AS SEEN AND INCLUDING FURNITURE AND APPLIANCES.

A spacious ground floor apartment which has double glazing throughout and electric heating.

This is a lovely riverside location, within a few minutes walk of the mainline railway station and the town centre with its extensive choice of shopping, eating and entertainment establishments.

The accommodation comprises: Communal Entrance accessed via an entry phone system, private entrance hall, spacious lounge/dining room, kitchen, double bedroom with built-in wardrobes, modern fully tiled bathroom with a white suite. A particular feature is that the patio doors open out directly onto the communal gardens. which overlook The River Stort.

Well maintained communal gardens surround the properties and this apartment overlooks the best one as it enjoys a charming riverside aspect. The parking is particularly well organised with all properties having numbered allocated parking spaces. There are also clearly marked parking spaces for visitors.

Whether you fancy a riverside walk into town or popping to the popular Rivermill Chinese restaurant which is two minutes walk away, this superbly located property is ideal for commuters, first time buyers and investors. N.B. The projected rent for this property is £1,250 per month.

EPC Band C. Council Tax Band B.

Main Entrance door

Communal Entrance Hall

Double glazed security doors to the front and rear of the building. The rear door leads out to the allocated and visitors parking and one area of the communal gardens.

Front door leads to:

Private Entrance Hall

Wall mounted entry phone. Built-in shelved storage cupboard. Electric storage heater.

Doors leading to bedroom, bathroom and:

Living Room

17'9" x 8'8" (5.419 x 2.645)

Electric storage heater. TV and telephone points. Deep built-in airing cupboard with shelving and mains pressure hot water cylinder.

Double glazed sliding patio doors leading out to the gardens.

Arch to the kitchen.

N.B. The furniture is included in the sale.



Kitchen

10'1" x 5'7" (3.092 x 1.724)

Stainless steel sink unit with mixer tap and cupboard below.

Adjacent work surfaces with cupboards and drawers below.

Range of eye level wall cupboards. Wall mounted electric heater.

Double glazed window to the rear aspect overlooking the river.

Ceramic tiled splashbacks to the work surfaces.

The appliances are included in the sale. They comprise: Zanussi cooker, stainless steel chimney style extractor hood, Whirlpool fridge/freezer and a Hotpoint washing machine.



Bedroom

11'4" into wardrobes x 8'11" (3.468 into wardrobes x 2.740)
Double glazed window to the front aspect. TV point. Wall mounted electric heater. Large built-in wardrobe cupboard with full-height folding doors.



Bathroom

7'5" x 5'7" (2.277 x 1.709)
Fitted with a modern white suite and fully tiled walls.
Panel bath with glazed screen, mixer tap and Triton shower unit.
Low level WC. Pedestal wash basin. Extractor fan. Shaver point.
Dimplex wall mounted electric heater.



Communal Gardens

Several areas of well maintained gardens surround the building. The main area is to the rear of flat and enjoys an outlook over the River Stort. These gardens are mainly laid to lawn and have well stocked shrub borders.



Allocated Parking Space

There is an allocated and numbered parking space. There are several clearly marked visitors parking spaces.

Lease Details

The lease commenced on 1/1/1989 and has subsequently been extended to 148 years. There are currently 112 years remaining on the lease.

The current annual service charge for the year 1/1/2025 to 31/12/25 is £1,573.19.

We understand that there is no ground rent payable on this flat.

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.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

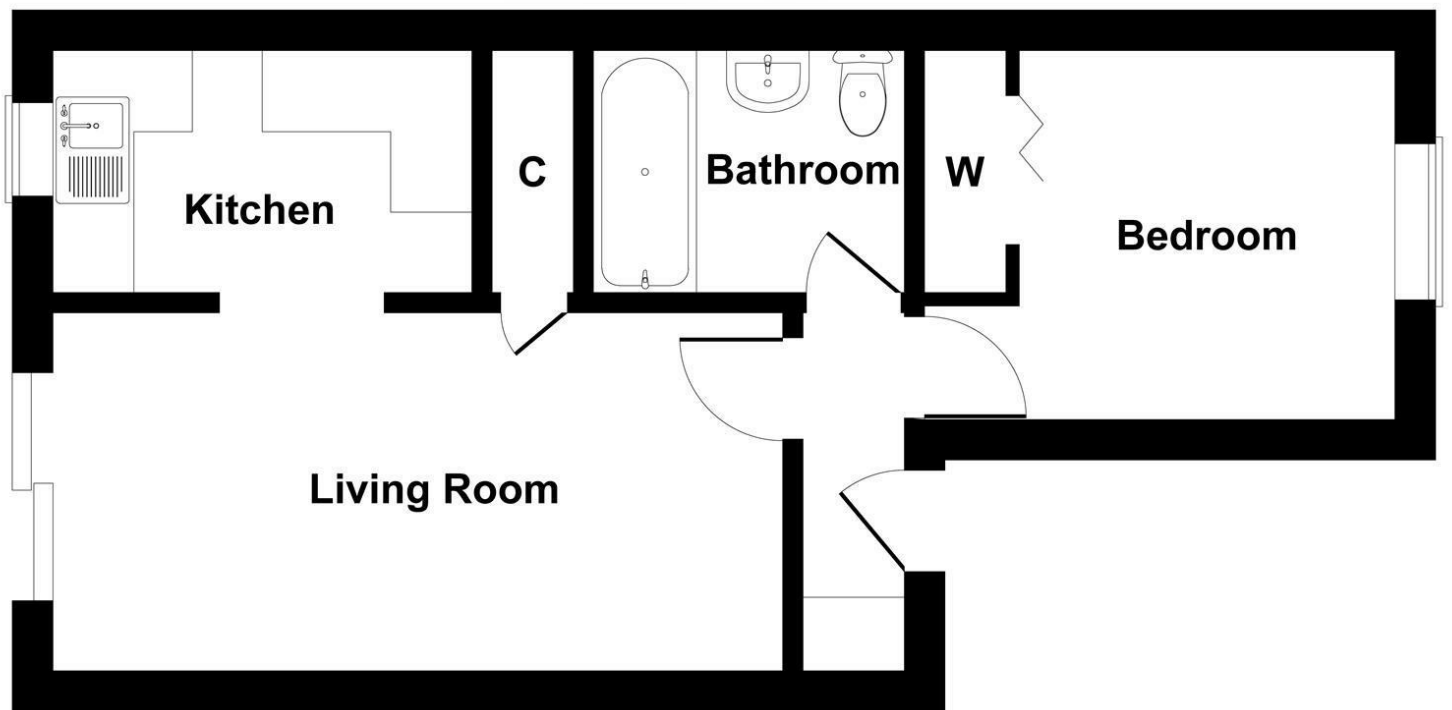
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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 & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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.



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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