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**44, Waggoners Court, Legions Way, Bishop's
Stortford, Hertfordshire, CM23 2FP
Guide price £245,000**

With its own balcony, this is a very well maintained 1 bedroom second floor apartment (via lift), in a McCarthy & Stone purpose built retirement development.

The well presented accommodation provides a hallway with large store cupboard, spacious sitting/dining room leading to the private balcony, fitted kitchen including a slimline dishwasher, fridge/freezer, oven, hob & extractor fan, double bedroom with a walk-in wardrobe and a shower/wet room. Underfloor heating, double glazed windows. The apartment has an excellent EPC rating of Band B.

Residents of Waggoners Court can enjoy use of a communal lounge, laundry room, garden/patio areas and a parking space by arrangement including spaces for visitors. A local around town bus service stops outside on a regular basis providing easy access to the town centre.

Hallway

Sitting/Dining Room

19'1" x 11'1" (5.82m x 3.38m)

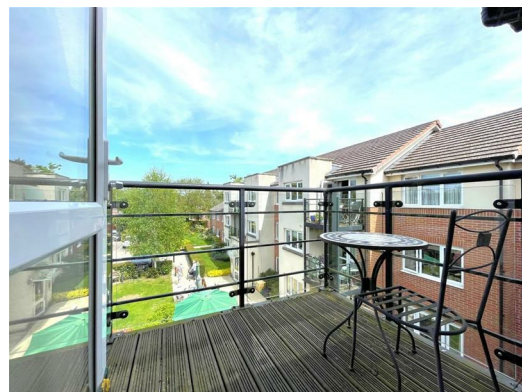
Fitted carpet and double glazed doors leading onto the private balcony.



Balcony

6'5" x 5'5" (1.96m x 1.65m)

A decked balcony with safety rail.



Fully integrated Kitchen

8'1" x 7'4" (2.46m x 2.24m)

Built-in single oven, 4 ring ceramic hob with extractor hood above, slimline dishwasher, fridge/freezer, wall and base cupboards, tiled floor, double glazed windows.



Double Bedroom

16'6" x 9'5" max dimensions (5.03m x 2.87m max dimensions)

N.B. The measurement includes a large walk-in wardrobe. Fitted carpet, double glazed window.



Shower/Wet Room

7'2" x 6'10" (2.18m x 2.08m)

A fully tiled 'wet room' with a shower cubicle, wash basin set into a vanity store unit, low flush wc, spotlights to ceiling.



Communal Areas

Residents Lounge

A large area for socialising and frequent events, with a kitchen area.

Laundry Room

Several washing machines and tumble driers.

Guest Suite

This room can be reserved via the house manager. The suite costs £25 per night and there is a small booking fee.



Communal Gardens

Always delightfully maintained consisting of lawn and patio seating areas.



Mobility Scooter Room

A useful storage area for cycles, shopping trolleys etc.

There is plenty of room for parking mobility scooters with wall mounted charging points.

Parking

Parking spaces are allocated by arrangement but can be subject to availability (rarely an issue). There are also several visitors spaces. Private parking spaces can be rented for £250.00 per year.

Lease/Service Details

There is a 125 year lease which commenced in 2013.

The ground rent is believed to be £495.00 per annum & is collected in two six monthly instalments.

The service charge is £2412.90 per annum and is collected by monthly direct debit payments.

The service Charge includes: Maintenance and cleaning of communal areas and gardens, buildings insurance, window cleaning & water rates.

RELOCATION AGENT NETWORK

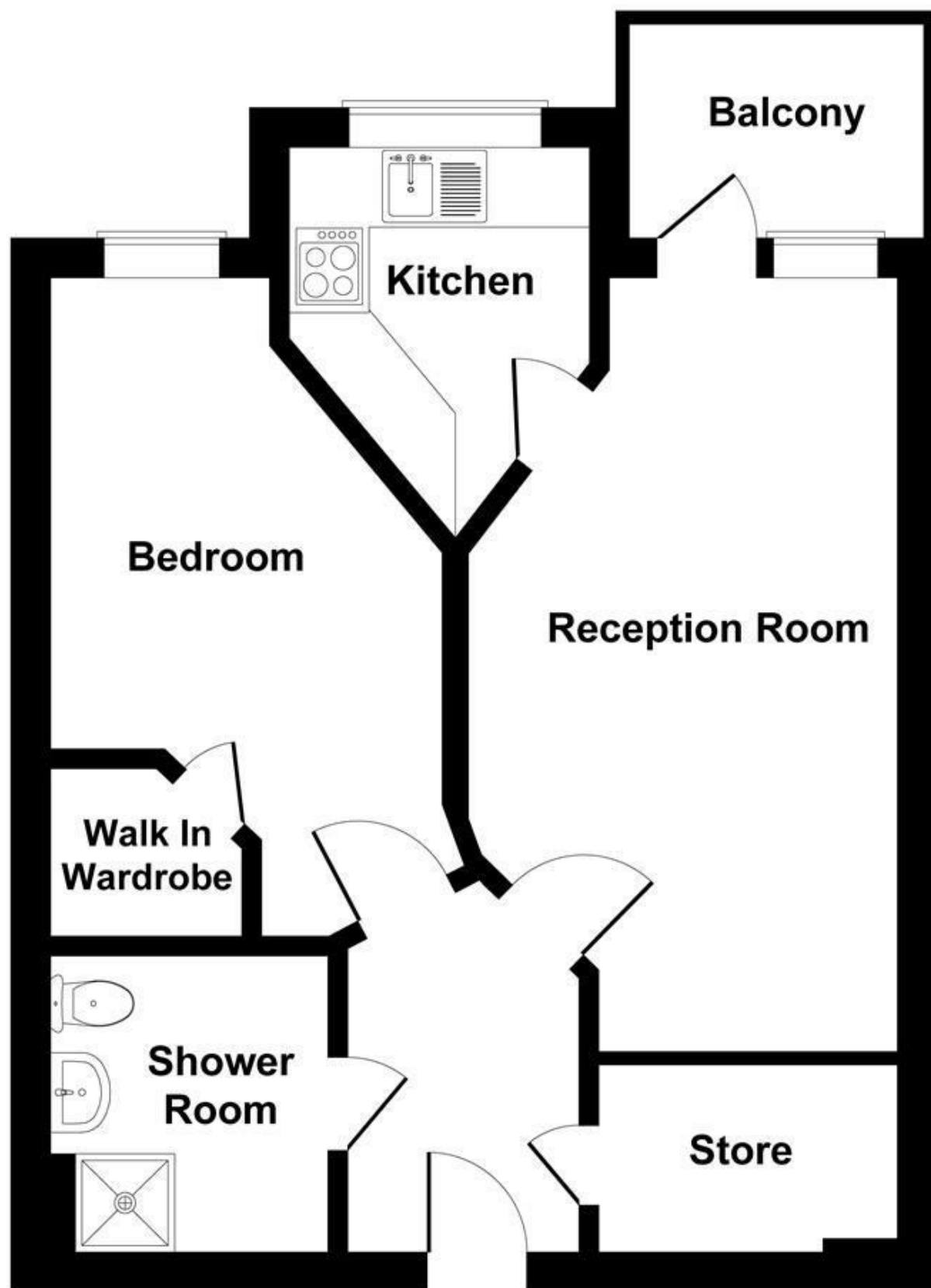
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Disclaimer

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.



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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