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Independent Estate Agents and Valuers



Flat 10, Hockerill Court, Bishop's Stortford, Hertfordshire, CM23 5SB

Offers over £215,000

TOP FLOOR APARTMENT LOCATED IN THE HEART OF THE TOWN WITH ALLOCATED PARKING.

This spacious one double bedroom apartment is located on the first floor in a building which consists of two ground floor and two first floor apartments. The location is tucked away and quiet, yet within a five minute walk of the mainline train station.

The accommodation consists of a bright and spacious open plan living area with dual aspect windows, a double bedroom and bathroom. The kitchen has fitted wall and base units with integrated appliances including an electric oven and hob with extractor over. There is space for a washing machine, tumble dryer and fridge/freezer.

Located to the rear of the property there is a large secure car park. There is one allocated space for this apartment.

The council tax band is B / The EPC Rating is D

Communal Entrance

Entrance lobby with stairs rising to the first floor.

Private Apartment Entrance

Private door leading to the hallway with doors to all rooms and a double storage cupboard.



Large Open Plan Living Area

17'3" max x 15'7" max (5.26m max x 4.75m max)

Bright and spacious open plan living area with dual aspect windows, radiator and fitted kitchen with;

- Fitted wall and base units
- Integrated electric oven with hob and extractor over
- Space for washing machine and tumble dryer
- Space for fridge/freezer
- Wall mounted gas fired Vaillant boiler installed in 2024



Double Bedroom

11'11" max x 9'6" (3.65m max x 2.91m)

Double bedroom with double glazed window to the side, radiator and fitted wardrobes.



Bathroom

6'9" x 5'7" (2.06m x 1.72m)

With double glazed window to the side, bath, vanity unit with basin and WC.



Private Parking

There is a private and secure car park. This apartment has one allocated parking space.



Lease & Service Charges

There are 954 years remaining on the lease. The monthly service charge is currently £130 - there is no ground rent.

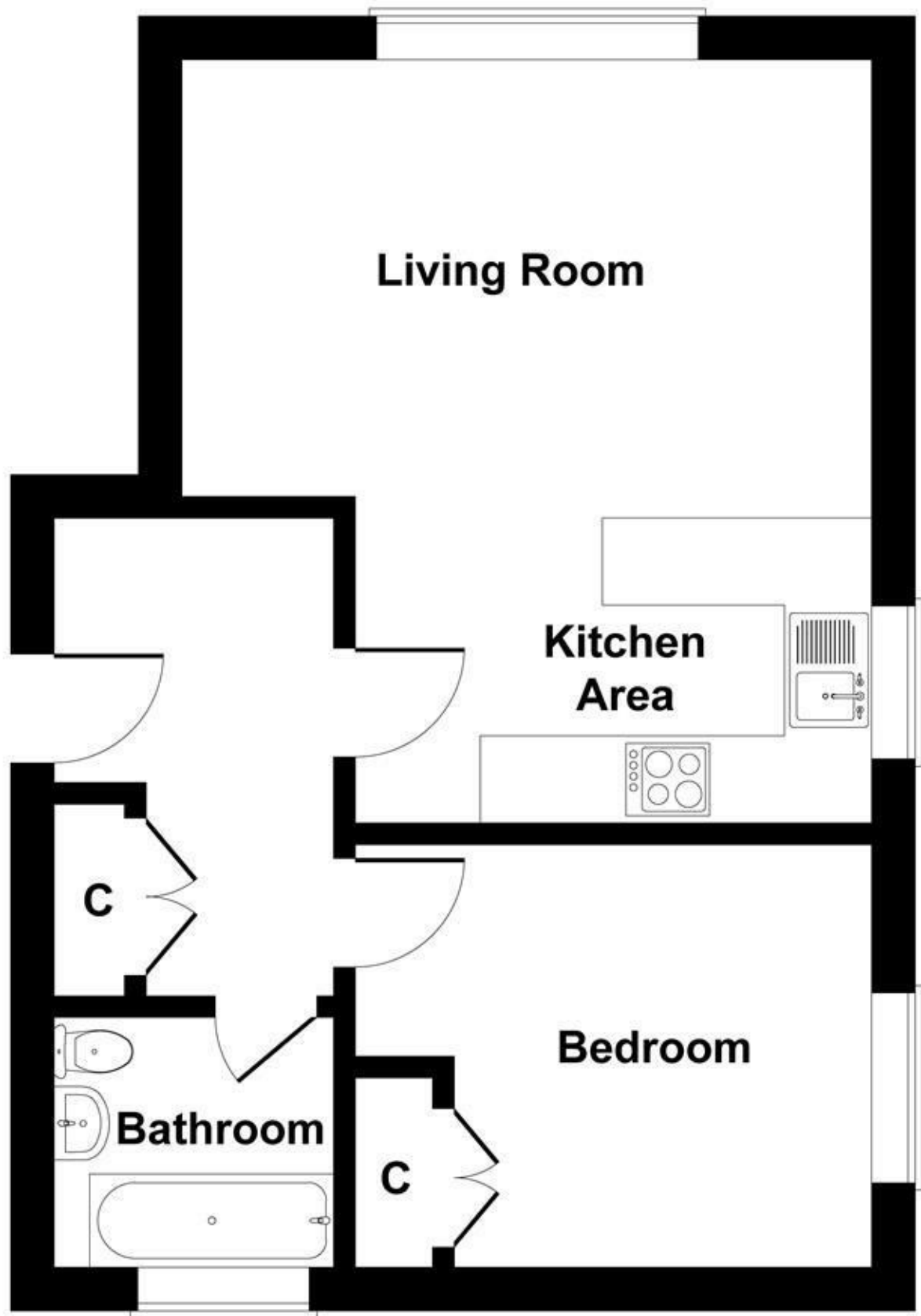
Disclaimer

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.

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.



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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