



# PM ESTATES

Property Sales & Lettings



## Switchyard House

Bishops Stortford, Hertfordshire, CM23 3ZH

£1,350<sub>PCM</sub>

[www.pm-estates.co.uk](http://www.pm-estates.co.uk)



# Switchyard House

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## Overview

- Fourth Floor Apartment
- One Double Bedroom
- Open-Plan Living Area
- Modern Fitted Kitchen
- Integrated Zanussi Appliances
- Family Sized Tiled Bathroom
- Offered Unfurnished
- Private Balcony Area
- Town Centre Location
- Energy Rating B
- Council Tax Band B



## Description

PM Estates are pleased to introduce this contemporary fourth floor one bedroom apartment within the newly constructed Switchyard House Development situated within Bishops Stortford, to the rental market.

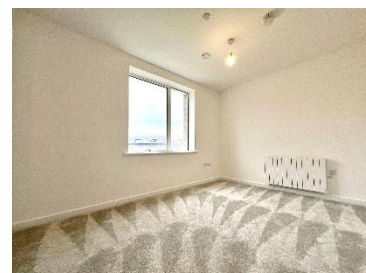
This apartment is complete with modern styling throughout, with neutral decoration complimented by a modern fitted gloss styled kitchen, complete with high grade Zanussi branded appliances, inclusive of a full-size dishwasher and fridge freezer. The open plan layout allows for natural light to flow into the lounge, with the addition of a private balcony ideal for those long summer nights.

The property is move-in ready with the additions of preinstalled Ultrafast broadband ready, Carbon reduction, resource efficiency and energy efficient ultra-modern heat recovery system.

The double sized bedroom is complete with neutral grey-coloured carpets and a built-in wardrobe for convenience with full size floor to ceiling mirrors. The property also boasts a fully tiled family sized bathroom with both bath and shower facilities and offered unfurnished.

Switchyard House is located just a stones' throw away from many of the town's local amenities such as the Nuffield Health Gym & Spa Complex, the locally renowned and ever popular South Street Pantry tearoom as well as the M&S Foodhall to name but a few. If you are in search of fine dining then look no further than the Skew Restaurant and Grill located less than a minute away from the property itself, home to its own champagne and oyster bar. You certainly won't be short of things to do in and around Bishops Stortford!

Call us today to avoid disappointment – 01279 654646



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Bishops Stortford is an historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links in to the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.

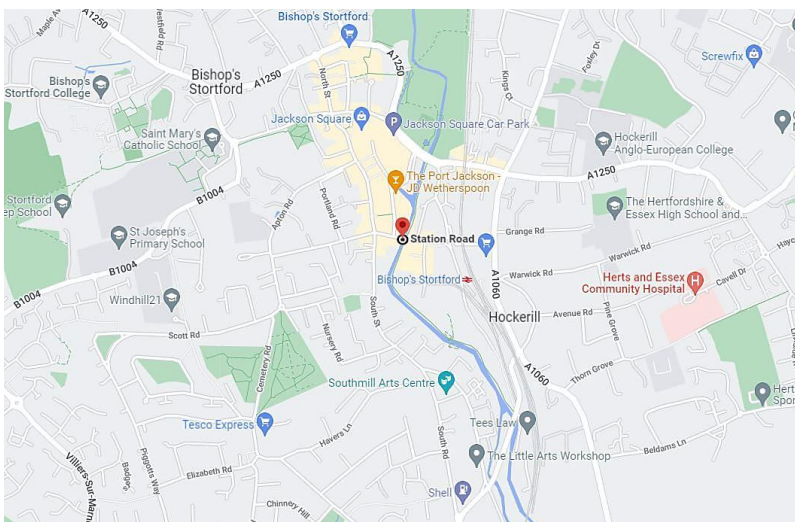


## Directions

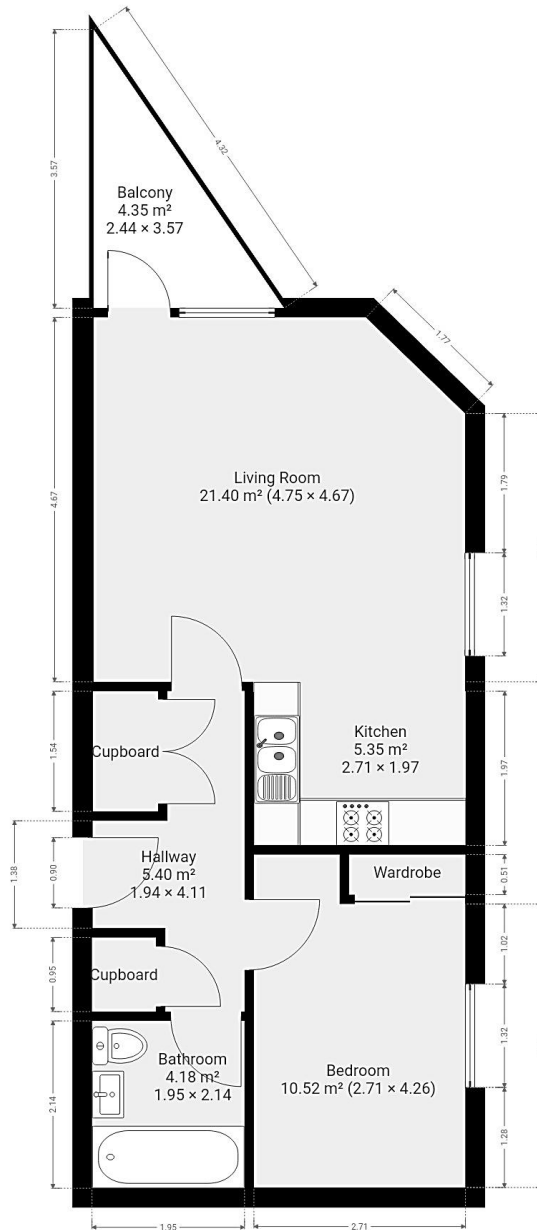
From our office address, which is 7 Riverside Walk, South Street, Bishop's Stortford:

PM Estates  
7 Riverside Walk, South St, Bishop's Stortford  
CM23 3AG

- Head east towards Riverside/A1059
- Turn left onto Riverside/A1059
- Turn right onto Adderley Rd/A1059
- Turn right onto The Causeway/A1250
- At the roundabout, take the 2nd exit onto Dane St/A1059
- Slight left onto Dane St
- Slight left at Morton Peto Rd



# Floor Plan



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[www.pm-estates.co.uk](http://www.pm-estates.co.uk)

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