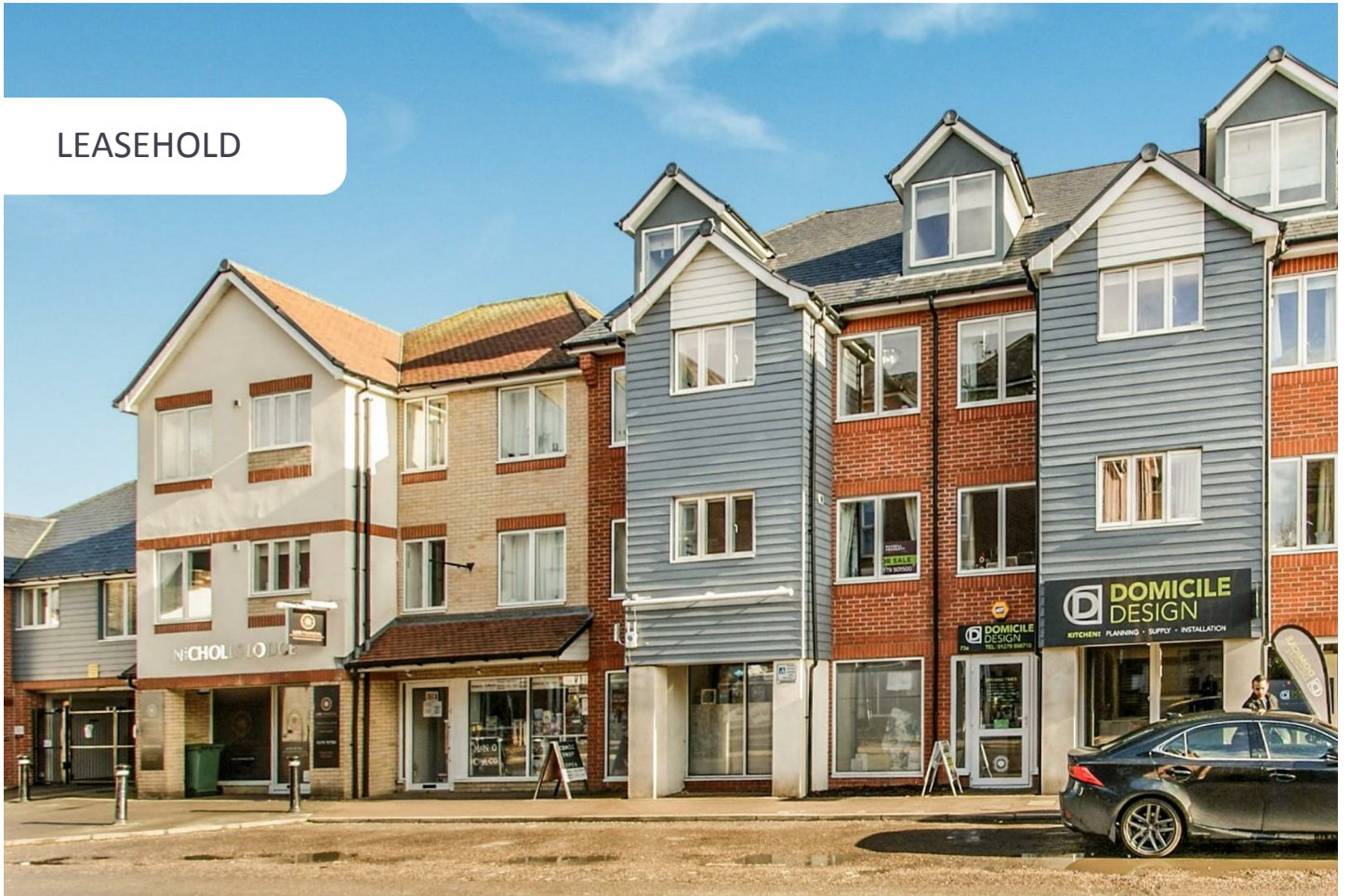


LEASEHOLD



Apartment (EPC Rating: C)

SOUTH STREET
BISHOP'S STORTFORD
CM23 3FN
Price Guide
£395,000

- RETIREMENT APARTMENT
- 2 BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- CLOAKROOM
- SHOWER ROOM
- SECOND FLOOR
- CLOSE TO LETS
- NO ONWARD CHAIN
- TOWN CENTRE LOCATION



Fordyce Furnivall
Residential Sales & Letting Agents



2



1



1



C

2 Bedroom Apartment located in Bishop's Stortford

A spacious two double bedroom second floor retirement apartment for the over 60's in the prestigious development at Nicholls Lodge, located within easy walking distance of Bishop's Stortford town centre, with its' multiple shopping facilities, cafes and restaurants, doctor's surgery and Post Office. The accommodation, which is very close to the lift giving access to all floors, comprises entrance hall with large walk in storage cupboard and a further storage cupboard, cloakroom, lounge/diner with walk in storage cupboard, fully fitted kitchen, two double bedrooms and shower room. Nicholls Lodge also provides a 24 hour care and support facility, radio pendant to activate alarm/emergency call to Lodge managers, communal lounge, wellbeing suite incorporating hairdressing, beauty and treatment facilities, laundry, guest suite (charges apply and reservation required) and landscaped communal gardens. Residents parking is available at the property on a first come, first served basis. Additional benefits include thermostatic controlled radiators, secure entry system and double glazed windows. The heating of the apartment is included in the service charge. Being sold with vacant possession.

SITUATION

The busy market town of Bishop's Stortford is just a short distance from the property offering an excellent range of amenities, including multiple shopping facilities, cafes and restaurants, post office, doctor's surgery, Herts & Essex hospital and many sports and social facilities. There is also the mainline railway station with connections to London Liverpool Street and Cambridge. The M11 intersection just outside the town offers connections to London and the M25 orbital motorway. London's third International Airport is at Stansted only 15 minutes' drive away.

COMMUNAL ENTRANCE

Secure entry phone system, stairs and lift rising to all floors, reception area, lounge area for residents.

FRONT DOOR

ENTRANCE HALL

Large walk in cupboard, a further storage cupboard, doors off to:

LOUNGE/DINER

19'3" x 10'5"

Window to the front aspect, radiator, large storage cupboard, door into:

KITCHEN

7'8" x 7'4"

Fully fitted with base and eye level units and complementary work surface over, built in electric oven, ceramic hob with extractor over, inset stainless steel sink with tiled splash back, built in fridge and freezer, part tiled walls.

BEDROOM 1

16'2" x 9'3"

Window to the front aspect, radiator, build in wardrobe.

BEDROOM 2

16'2" x 9'3"

Window to the front aspect, radiator.

SHOWER ROOM

Shower cubicle, low flush WC, wash hand basin with vanity unit under, chrome heated towel rail, tiled walls and floor.

OUTSIDE

COMMUNAL GARDENS

Attractive landscaped gardens with seating areas.

PARKING

Parking is offered on a first come, first served basis plus there is additional visitor's parking, again on a first come first served basis.

ADDITIONAL INFORMATION

Nicholls Lodge provides a 24 hour care and support service, radio pendant to activate alarm/emergency call to the Lodge managers, communal lounge, a casual meeting place for residents or location for an organised event, wellbeing suite offering hairdressing, beauty and treatment facilities, guest suite for visiting relatives or friends (charges apply and reservation required) and laundry.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Nicholls Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55 Please check regarding Pets with Churchill Estates Management.

LEASE DETAILS

Service Charge (Year Ending 31st May 2023): £3,766.37 per annum.

Ground rent £610.00 per annum. To be reviewed in May 2029 125 year Lease commencing 2015

Service charges include: The Apartment heating, Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



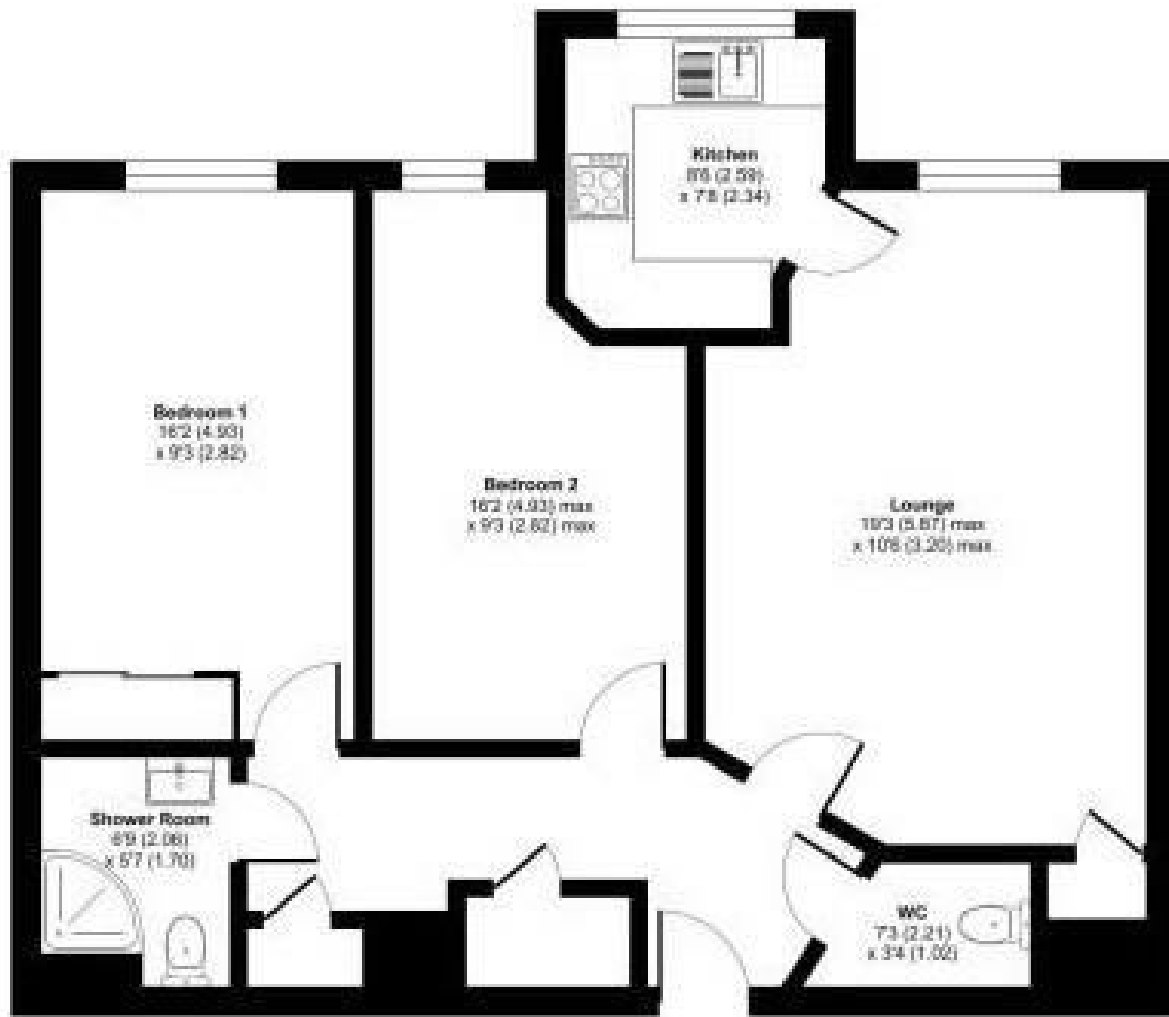
LOCAL AUTHORITY

East Herts District Council

Tax Band: D

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





GROUND FLOOR

Approximate Area = 794 sq ft / 73 sq m

For identification only - Not to scale

Council Tax Band

Call us on

01279 658758

Energy Performance Graph

sales@fordycefurnivall.co.uk

www.fordycefurnivall.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.