

LEASEHOLD



Apartment (EPC Rating: B)

**LEGIONS WAY**  
**BISHOP'S STORTFORD**  
**CM23 2FP**  
**Price Guide**  
**£350,000**

- RETIREMENT APARTMENT
- BEAUTIFULLY PRESENTED
- 2 BEDROOMS
- 2 SHOWER ROOMS
- FITTED KITCHEN
- GROUND FLOOR
- LOUNGE/DINER
- PRIVATE PATIO
- UNDERFLOOR HEATING THROUGHOUT
- SOLD WITH VACANT POSSESSION



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



2



1



B

# 2 Bedroom Apartment located in Bishop's Stortford

Beautifully presented throughout, a two double bedroom 2 bathroom south facing ground floor retirement apartment benefiting from having a private patio leading onto the communal gardens. Situated in the prestigious development of McCarthy & Stone, Waggoners Court is within walking distance of a parade of local shops suiting every day needs and the town centre is only 15 minutes away is serviced by a regular bus service and the Fordyce Furnivall shuttle bus. The bright and airy accommodation comprises entrance hall with large walk-in storage cupboard, lounge/diner, fully fitted kitchen, two double bedrooms with a large walk-in wardrobe and en suite bathroom to the master bedroom and a further bathroom with a walk-in shower. Additional benefits include under floor heating throughout, secure entry system and double glazed windows. **\*\*NO ONWARD CHAIN\*\***

## SITUATION

Situated just off Parsonage Lane which is within walking distance to Snowley Parade, some local shops including a butcher, supermarket, bakers, off license, dry cleaners, pharmacy, fish n chip shop and takeaway Chinese and is only a short drive into the market town of Bishop's Stortford offering further shopping facilities. Bishop's Stortford offers an excellent choice of primary and secondary schools plus there is a wide range of recreational activities including local restaurants to suite all tastes, wine bars, local gym and cinema plus the mainline station serves London Liverpool Street, Cambridge, and Stansted Airport. There is nearby access for the M11 and M25 motorways giving an easy onward journey to London or the north.

## COMMUNAL ENTRANCE

Managers office, communal lounge with TV, sofas tables and chairs, stairs and lifts leading to all floors

## ENTRANCE HALL

Secure entry phone system, storage cupboard housing hot water system, under floor heating, doors off to:

## LOUNGE/DINER

18'10" x 11'1"

Telephone & TV points, window to the front aspect, door leading to private patio and communal gardens

## KITCHEN

9'10" x 7'4"

Fitted with a modern range of base and eye level units with complimentary working top surfaces over, inset stainless steel sink with mixer tap, tiled splash backs, built-in electric oven, ceramic hob with chimney style extractor fan over, integrated fridge/freezer, tiled flooring, under floor heating, inset ceiling lights, window to the front aspect overlooking the communal gardens.

## MASTER BEDROOM

21'6" x 11'7"

Windows to the front aspect, underfloor heating, walk in wardrobe with fitted shelves and hanging bars, door to:

## ENSUITE SHOWER ROOM

Walk in shower cubicle with glazed screen, low flush WC, wash hand basin with vanity unit under, fully tiled walls, tiled flooring, under floor heating, inset ceiling lights, extractor fan

## BEDROOM 2

14'5" x 9'10"

Window to the front aspect, underfloor heating, TV point.

## SHOWER ROOM

Low flush WC, pedestal wash hand basin, walk-in shower cubicle with glass screen, fully tiled walls, tiled flooring, under floor heating, inset ceiling lights, extractor fan.

## OUTSIDE

## PARKING

A parking space could be available to rent for a small annual charge and there are further visitors parking spaces.

## ADDITIONAL SERVICES

Waggoners Court provides a 24 hour care and support facility including an on site House Manager, communal lounge, daily activities for the residents, guest suite for visiting relatives or friends (charges apply and reservation required) laundry room, storeroom for mobility scooters and landscaped communal gardens with a paved patio area.

## LEASE DETAILS

Lease: 114 years remaining

Service Charge: £268.67 monthly

Ground Rent: £247.50 every 6 months

## LOCAL AUTHORITY

East Herts District Council

Tax Band: D



#### **DIRECTIONS**

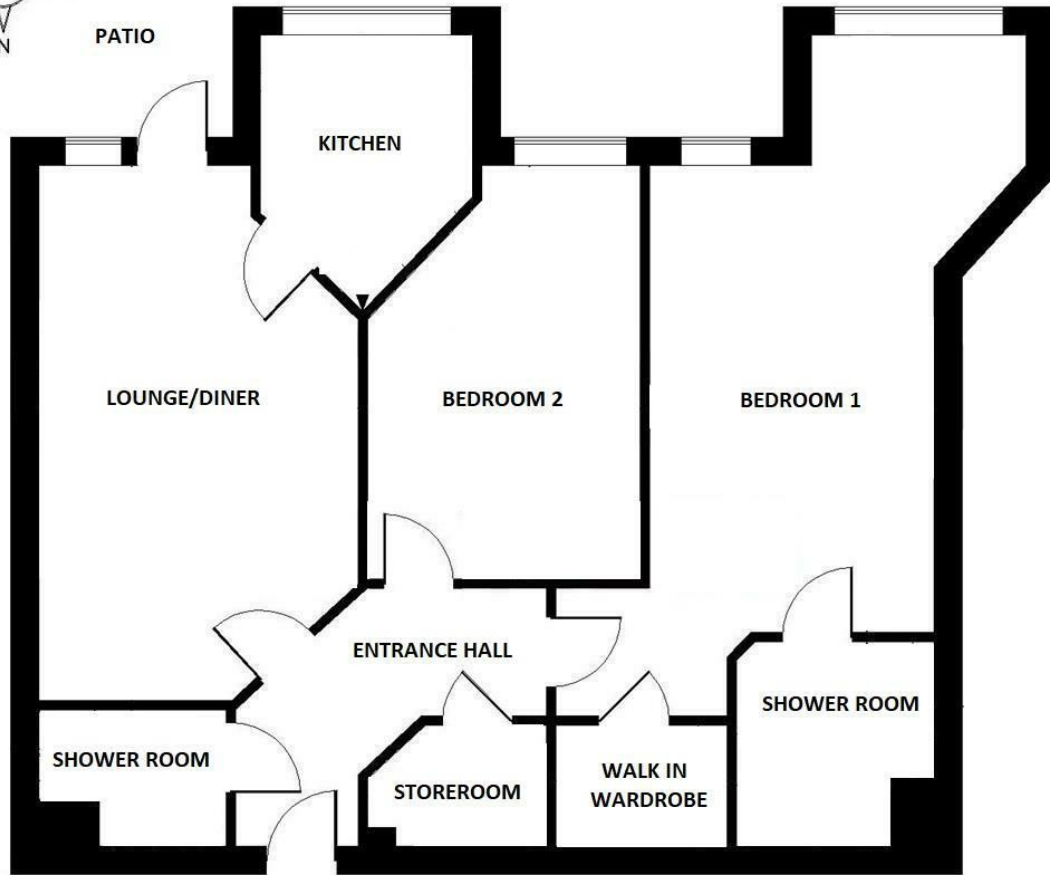
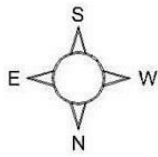
From our offices follow the road round and turn right at the traffic lights onto the Causeway. At the mini-roundabout take the first exit and continue up the hill towards the Hockerill traffic lights. At the traffic lights turn left onto Stansted Road and continue on this road, where the property can be found just past the next set of traffic lights on your left hand side.

#### **AGENT'S NOTE**

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.



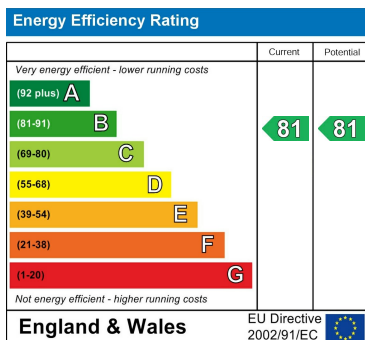
**Waggoners Court, Legions Way, Bishop's Stortford**  
 Approximate Gross Internal Area  
 815 Sq Ft/76 Sq M



Council Tax Band

**D**

Energy Performance Graph



Call us on

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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.