

LEASEHOLD - SHARE OF



Studio (EPC Rating: D)

**RYE STREET**  
**BISHOP'S STORTFORD**  
**CM23 2HB**  
**Price Guide**  
**£175,000**

- STUDIO APARTMENT - TOTALLY REFURBISHED
- NEWLY KITTED KITCHEN
- NEWLY FITTED SHOWER ROOM
- LOUNGE/DINER/BEDROOM
- SMART ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING
- VIEWS OVER THE PADDOCKS
- SHARE OF THE FREEHOLD
- 992 YEAR LEASE



**Fordyce Furnivall**  
Residential Sales & Letting Agents



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# 1 Bedroom Studio located in Bishop's Stortford

BEING SOLD WITH A SHARE OF THE FREEHOLD, a spacious studio apartment which has undergone complete refurbishment to a high standard by the present owners, situated in the popular Cedar Court development on the edge of town overlooking the meads and River Stort and within easy walking distance of the town station and mainline railway station. The well presented accommodation, which has its own front door, comprises lounge/diner/bedroom, newly fitted kitchen and newly fitted shower room. Outside there is an allocated parking space with further visitors space and communal gardens. Additional benefits include UPVC double glazing, smart electric heating and has been redecorated throughout. **\*\*BEING SOLD WITH NO ONWARD CHAIN\*\***

## SITUATION

Bishop's Stortford is an historic market town lying beside the River Stort, offering a range of shopping, educational, recreational facilities and amenities including The Bishop's Stortford College, golf club, swimming pool, hospital, cinema, health and fitness club, theatre groups, restaurants, garages etc. In addition there is a mainline station providing regular services to London's Liverpool Street, and the M11 is on the eastern outskirts of the town giving access to London, M25, Cambridge and the Midlands. Stansted Airport is approximately 4 miles from the town. Just across the road is Grange Paddocks perfect for long walks along the River Stort and has a recently modernised Leisure Centre with gym & swimming pool.

## GROUND FLOOR

### PORCH

Paved outside seating area, UPVC front door leading to:

### LOUNGE/DINING ROOM/BEDROOM

14'5" m x 19'8" max

Windows to the front aspect, smart electric radiator, storage cupboard, door to:

### KITCHEN

7'4" m x 6'6" m

Range of wall and base units with drawers and cupboards under with working top surfaces over, inset stainless steel sink, tiled splash backs, extractor fan, standalone double oven with ceramic hob, washing machine, undercounter fridge/freezer.

### INNER LOBBY

Cloaks area, airing cupboard housing hot water cylinder, door to:

## SHOWER ROOM

Shower cubicle, low flush WC, corner wash hand basin, part tiled walls, extractor fan, electric wall heater.

## OUTSIDE

### PARKING

One allocated parking space and further visitors parking space available.

### COMMUNAL GARDENS

Attractive communal gardens.

### LEASE DETAILS

The current owner has purchased a share of the freehold and the remaining lease is for 992 years. There is no Ground Rent, but there is a yearly service charge of £1,800 for the maintenance of the building, upkeep of communal gardens and parking areas.

### LOCAL AUTHORITY

East Hertfordshire District Council

Tax Band: B

### 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.



GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



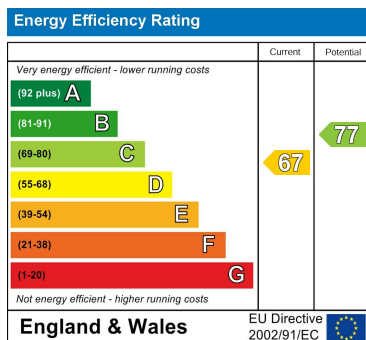
TOTAL FLOOR AREA : 431 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**B**

Energy Performance Graph



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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.