

LEASEHOLD



Apartment (EPC Rating: C)

**HADHAM ROAD**  
**BISHOP'S STORTFORD**  
**CM23 2PT**  
**Price Guide**  
**£275,000**

- SHARE OF FREEHOLD
- 961 YEAR LEASE
- 2 BEDROOM APRTMENT
- BATHROOM
- KITCHEN
- LOUNGE/DINER
- GAS CENTRAL HEATING
- NORTH WEST SIDE OF TOWN
- IN A BLOCK OF ONLY 4 APARTMENTS
- GARAGE & ALLOCATED PARKING



**Fordyce Furnivall**  
Residential Sales & Letting Agents



# 2 Bedroom Apartment located in Bishop's Stortford

**\*\*NO ONWARD CHAIN\*\*** A spacious first floor two double bedroom apartment in a small block of only 4 properties forming part of the highly regarded conversion of the former Dane House Hotel, located on the very popular north west side of town within walking distance of the town centre, Bishop's Stortford College and Bishop's Park neighbourhood centre. The accommodation comprises entrance hall with storage cupboard and cloaks cupboard, lounge/diner, fully fitted kitchen, two double bedrooms and a bathroom. Outside there are attractive communal gardens, garage en bloc, allocated parking space and further visitors parking spaces. Additional features include, gas central heating, UPVC double glazing throughout and is being sold with a share of the freehold with 961 year lease remaining with no ground rent. **\*\*INVESTORS - rental potential £1400 pcm\*\***

## SITUATION

The property is situated within easy walking distance to the busy market town of Bishop's Stortford offering an excellent range of amenities, including multiple shopping facilities, good schooling for all ages and many sports and social facilities. The mainline railway station offers connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection can be found on the outskirts of town, providing links to London and the M25 orbital motorway.

## GROUND FLOOR

### COMMUNAL ENTRANCE

Security entry phone system, staircase rising to first floor landing.

### ENTRANCE HALL

Two large built-in storage cupboards, radiators, telephone point, ceiling coving, access to loft hatch, doors off to:

### LOUNGE/DINER

13'1" x 11'3"

Leaded light window to front aspect, radiator, built-in storage cupboard housing central heating boiler, ceiling coving, multi paned glazed door to:

### KITCHEN

9'4" x 7'8"

Fitted with a range of base and eye level units, inset one a quarter bowl sink with mixer tap, built-in oven with ceramic hob and extractor hood over, integrated washing machine, fridge/freezer and dishwasher, radiator, part tiled walls, ceiling coving, leaded light window to front.

### BEDROOM 1

12'7" x 11'3"

Double bedroom with leaded light window to rear, radiator, telephone point and ceiling coving.

### BEDROOM 2

11'1" x 9'6"

Double bedroom with leaded light window to rear, radiator, ceiling coving.

### BATHROOM

"P" shaped bath with shower over, glazed screen, low flush WC with concealed cistern, wash hand basin with vanity unit under, chrome heated towel rail, frosted leaded light window to the rear aspect, fully tiled walls and floors, extractor fan.

### OUTSIDE

The property enjoys use of the communal gardens with a nearby single garage en-bloc with an additional allocated parking space with further visitors spaces.

### LEASE DETAILS

Share of the freehold

LEASE: 961 years remaining

GROUND RENT - NIL

SERVICE CHARGE - £198.85 pcm

### LOCAL AUTHORITY

East Herts District Council

Tax Band: C

£1,956.15 p.a.

### 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.

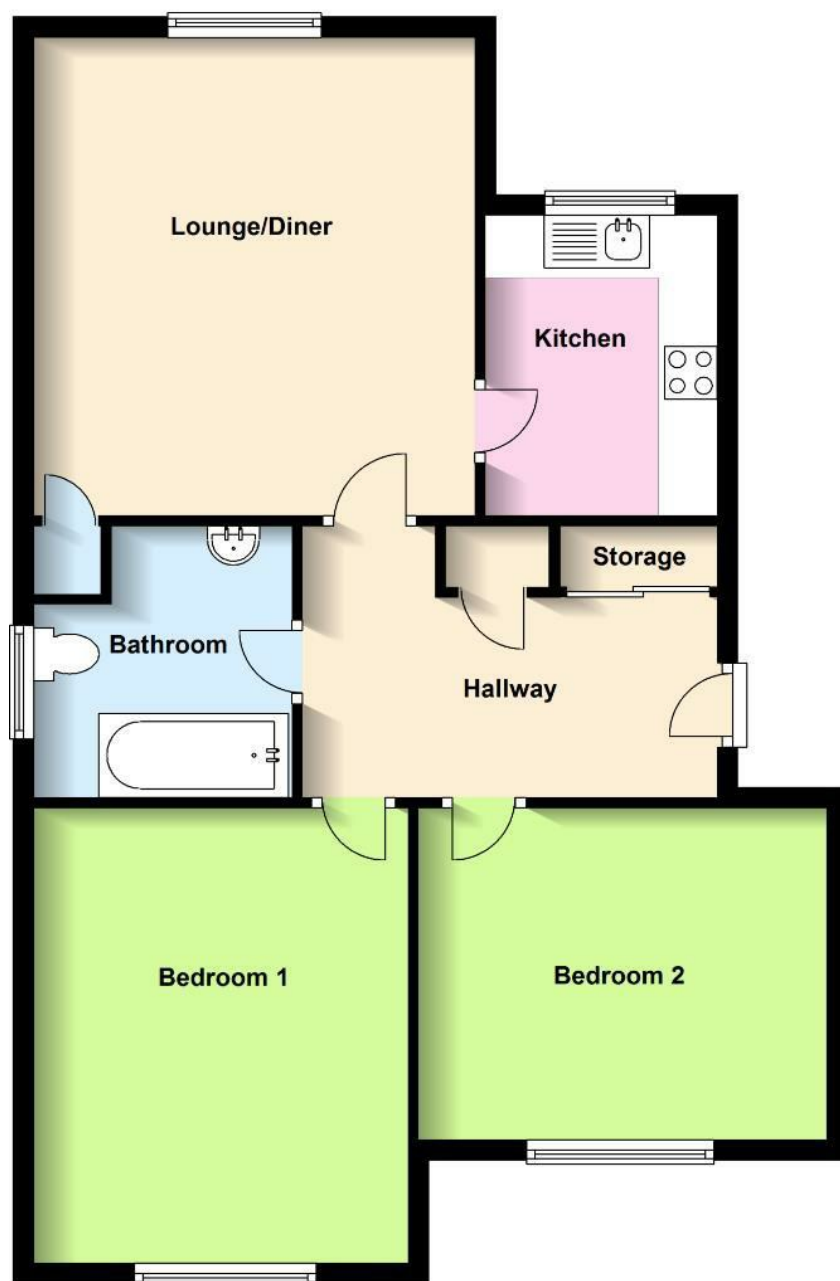
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.

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.



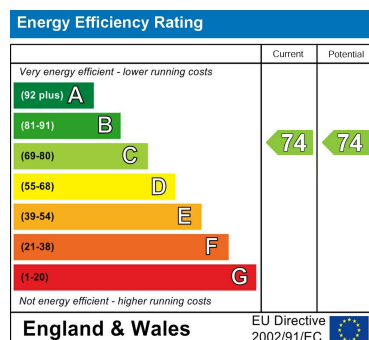
## Ground Floor



Council Tax Band

**C**

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.