

LEASEHOLD



Apartment (EPC Rating: C)

NAILS LANE
BISHOP'S STORTFORD
CM23 3AT
Price Guide
£199,950

- FIRST FLOOR APARTMENT
- SPACIOUS
- HIGH STREET LOCATION
- ONE DOUBLE BEDROOM
- LOUNGE
- FULLY FITTED KITCHEN
- BATHROOM
- SMART ELECTRIC RADIATORS
- ECONOMY 7 HEATING
- IDEAL FOR INVESTORS OF FIRST TIME BUYERS



Fordyce Furnivall
Residential Sales & Letting Agents



1 Bedroom Apartment located in BISHOP'S STORTFORD

Ideal for first time buyers or as a rental investment, a spacious one double bedroom first floor apartment situated in the heart of Bishop's Stortford within a stone's throw of local shops and the mainline railway station. The accommodation comprises entrance hall, lounge, fully fitted kitchen, double bedroom and bathroom. Economy 7 heating.

SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25.

COMMUNAL ENTRANCE

Stairs to first floor leading to front door:

ENTRANCE HALL

Airing cupboard, doors off to:

LOUNGE

12'5" x 17'0"

Windows to the front aspect with secondary glazing, electric smart radiator, TV point.

KITCHEN/DINER

13'1" x 8'6"

Range of wall and base units with working top surfaces over, tiled splash backs, ceramic sink, window to the rear aspect with secondary glazing, washing machine, dishwasher, fridge, built in oven with electric hob with extractor over.

BEDROOM

16'4" x 8'2"

Range of fitted wardrobes, smart electric radiator, window to the front aspect with secondary glazing.

BATHROOM

Bath with shower and glazed screen, pedestal wash hand basin, low flush WC, extractor fan.

LEASE DETAILS

Lease: 99 years remaining

Ground Rent: Nil

Service Charge: £550.46 per quarter

LOCAL AUTHORITY

East Herts District Council

Tax Band: C

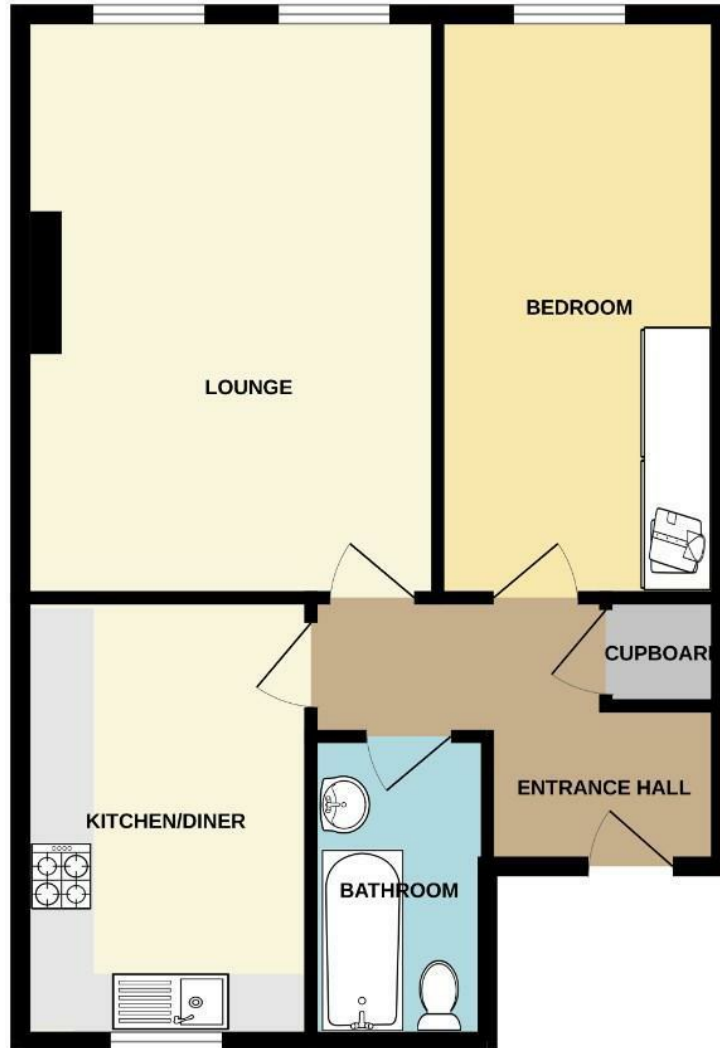
£1,956.15

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
592 sq.ft. (55.0 sq.m.) approx.



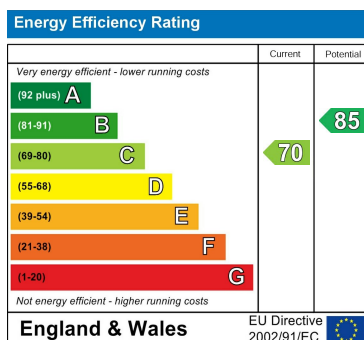
TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

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.
Made with Metropix ©2025

Council Tax Band

C

Energy Performance Graph



Call us on

01279 658758

sales@fordycefurnivall.co.uk

www.fordycefurnivall.co.uk

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.