



Apartment (EPC Rating: C)

**SOUTH MILL COURT**  
**BISHOP'S STORTFORD**  
**CM23 3DA**  
**PCM**  
**£1,400 PCM**

- First floor apartment
- 2 Bedrooms
- 2 Bathrooms (one ensuite to the master)
- Lounge/diner
- Fully fitted kitchen
- Allocated parking
- Communal gardens
- 10 minute level walk to town
- Available from May 5th
- Furnished



**Fordyce Furnivall**  
 Residential Sales & Letting Agents



# 2 Bedroom Apartment located in BISHOP'S STORTFORD

Being offered partly furnished and is available from May 5th, a contemporary 2 double bedroom 2 bathroom first floor apartment located in a gated development only a 10 minute level walk to the railway station and town centre. The spacious accommodation which is currently being redecorated throughout and the ensuite shower room being refitted, comprises entrance hall, lounge/diner, fully fitted kitchen, 2 double bedrooms and 2 bathrooms (one being en suite to the master bedroom). Outside there is an allocated parking space (plus visitors) and communal gardens. Additional features UPVC windows throughout. EPC rating B. **\*\*NO PETS OR SHARERS PLEASE\*\***

## 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 HALL

Stairs to first floor.

## BEDROOM 2

3.91m x 2.80m (12' 10" x 9' 2") Patio doors to balcony, radiator, TV point, window to rear.

## ENTRANCE HALL

Radiator, laminate flooring, airing cupboard housing hot water system, doors to:

## LOUNGE/DINER

5.82m x 3.00m (19' 1" x 9' 10") Patio doors to balcony, radiator, TV point.

## KITCHEN

Fitted kitchen with a range of base and eye level units and work surfaces over, built-in oven, gas hob with extractor over, stainless steel sink unit, integrated fridge freezer, dishwasher and washing machine.

## BEDROOM 1

4.43m x 4.42m (14' 6" x 14' 6") Two front facing windows, TV point, built in wardrobe, radiator. Doors to:

## ENSUITE SHOWER ROOM

Walk in shower, pedestal wash hand basin, low flush WC, radiator.

## BATHROOM

Panelled in bath with shower, pedestal wash hand basin, low flush WC, radiator.

## PARKING

One allocated parking space, visitors parking and communal gardens.

## LOCAL AUTHORITY

East Herts District Council

Tax Band: C

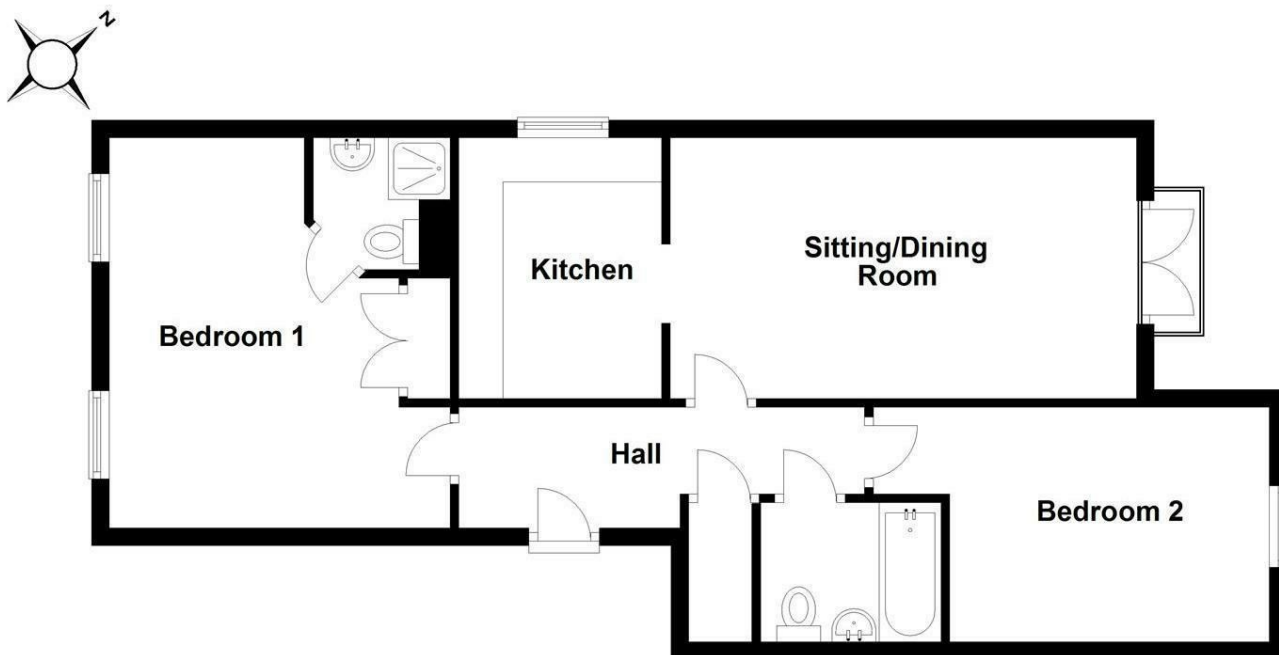
£1,956.15

## DIRECTIONS

From our offices, turn right at the lights onto The Causeway. At the roundabout, take the second exit onto Dane Street. Follow the road onto Station Road. At the traffic lights, turn left onto South Street. Stay on this road until heading left at the fork onto Southmill Road and the property will be found on the left hand side.





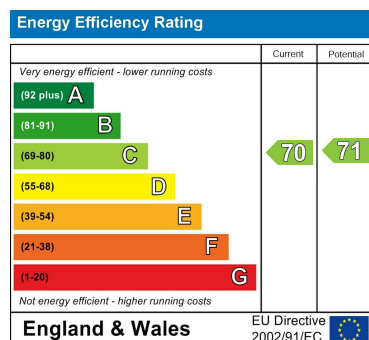


APPROX GROSS INTERNAL FLOOR AREA 675 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE

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.