

LEASEHOLD



Apartment (EPC Rating: C)

SOUTHMILL ROAD
BISHOP'S STORTFORD
CM23 3DA
Price Guide
£289,000

- SPACIOUS APARTMENT
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- LOUNGE/DINER WITH BALCONY
- FULLY FITTED KITCHEN
- CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ONLY 10 MINUTE WALK TO THE STATION AND TOWN CENTRE
- ALLOCATED PARKING
- COMMUNAL GARDENS



Fordyce Furnivall
Residential Sales & Letting Agents



2



2



1



C

2 Bedroom Apartment located in BISHOP'S STORTFORD

Being sold with no onward chain, a well presented 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 comprises entrance hall, lounge/diner with balcony overlooking communal gardens, fully fitted kitchen, 2 double bedrooms and 2 bathrooms (one being en suite to the master bedroom). Outside there is an allocated parking space, visitors spaces and attractive communal gardens running along side the River Stort. Additional features UPVC windows and central heating throughout.

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.

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

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

BEDROOM 2

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

BATHROOM

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

OUTSIDE

Attractive communal gardens (some running alongside the River Stort),. allocated parking space with further visitors parking.

LOCAL AUTHORITY

East Herts District Council

Tax Band: C

LEASE DETAILS

Lease remaining: 102 years

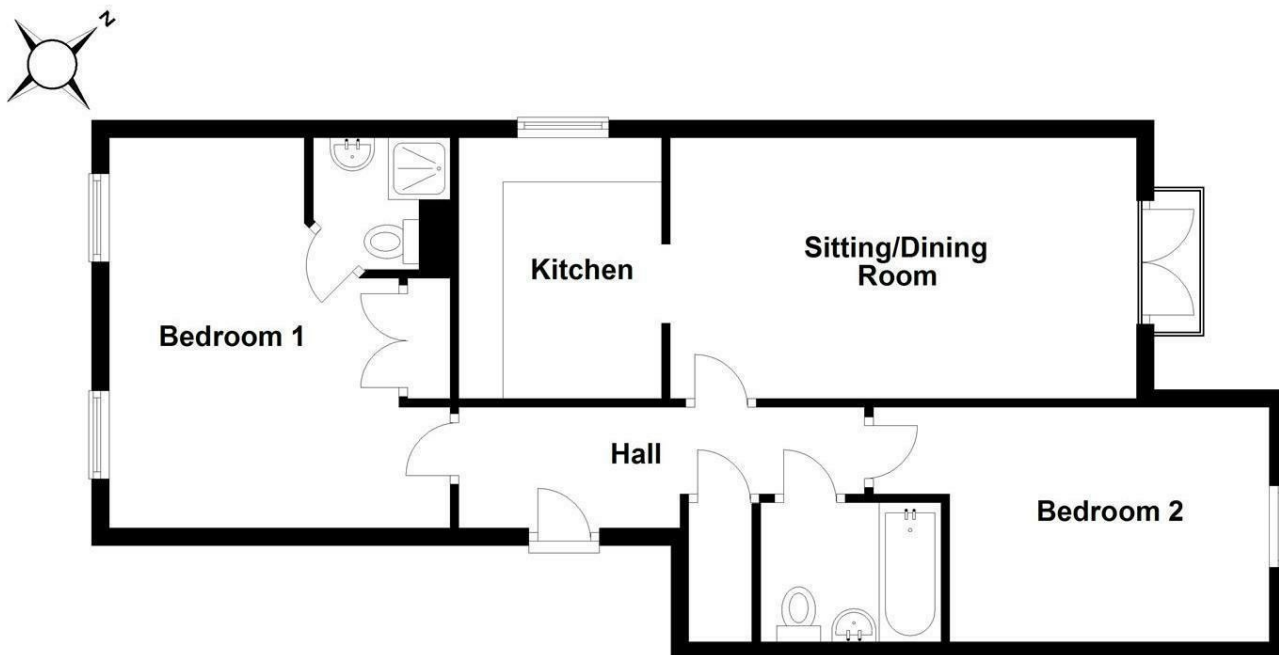
Ground Rent: £200 p.a.

Service Charges: £2,500 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.



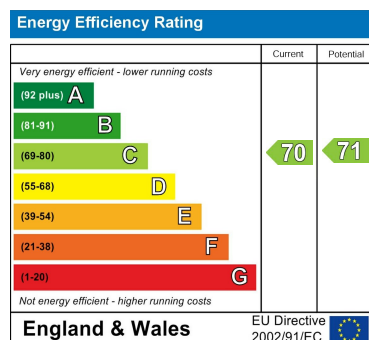


APPROX GROSS INTERNAL FLOOR AREA 675 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE

Council Tax Band

C

Energy Performance Graph



Call us on

01279 658758

lettings@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.