

LEASEHOLD - SHARE OF



Studio (EPC Rating: D)

**RYE STREET**  
**BISHOP'S STORTFORD**  
**CM23 2HB**  
**Price Guide**  
**£140,000**

- SHARE OF THE FREEHOLD
- IN NEED OF SOME MODERNISATION
- BEING SOLD WITH NO ONWARD CHAIN
- STUDIO APARTMENT
- 1st FLOOR
- SEPARATE KITCHEN
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING
- WALKING DISTANCE TO THE TOWN CENTRE



**Fordyce Furnivall**  
Residential Sales & Letting Agents



1



1



null



D

# 1 Bedroom Studio located in Bishop's Stortford

**\*\*BEING SOLD WITH A SHARE OF THE FREEHOLD\*\*** IN NEED OF SOME MODERNISATION a spacious first floor studio apartment, 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 accommodation comprises lounge/diner/bedroom, kitchen and bathroom. Outside there is an allocated parking space with further visitors spaces and communal gardens. UPVC double glazing and electric heating. **\*\*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.

## COMMUNAL ENTRANCE

Stairs to first floor:

## ENTRANCE LOBBY

Airing cupboard housing hot water cylinder, doors off to:

## LOUNGE/DINER/BEDROOM

9'8" x 14'8"

UPVC double glazed window to the rear aspect, wall mounted electric radiator, laminate flooring, door to:

## KITCHEN

6'7" x 7'1"

Wall and base units with cupboards under, work top surfaces over, inset stainless steel sink with mixer tap, tiled splash backs, standalone oven with hob, undercounter fridge/freezer, washing machine, laminate flooring.

## BATHROOM

6'2" x 5'8"

Bath with Triton electric shower over, low flush WC, pedestal wash hand basin, fully tiled walls, extractor fan.

## OUTSIDE

## PARKING

One allocated parking space, various visitors spaces available.

## COMMUNAL GARDENS

Various well maintained communal garden areas.

## LEASE DETAILS

Lease remaining: 986

Ground rent: NIL

Service charge: £2,324.00 p.a.

## LOCAL AUTHORITY

East Herts District Council

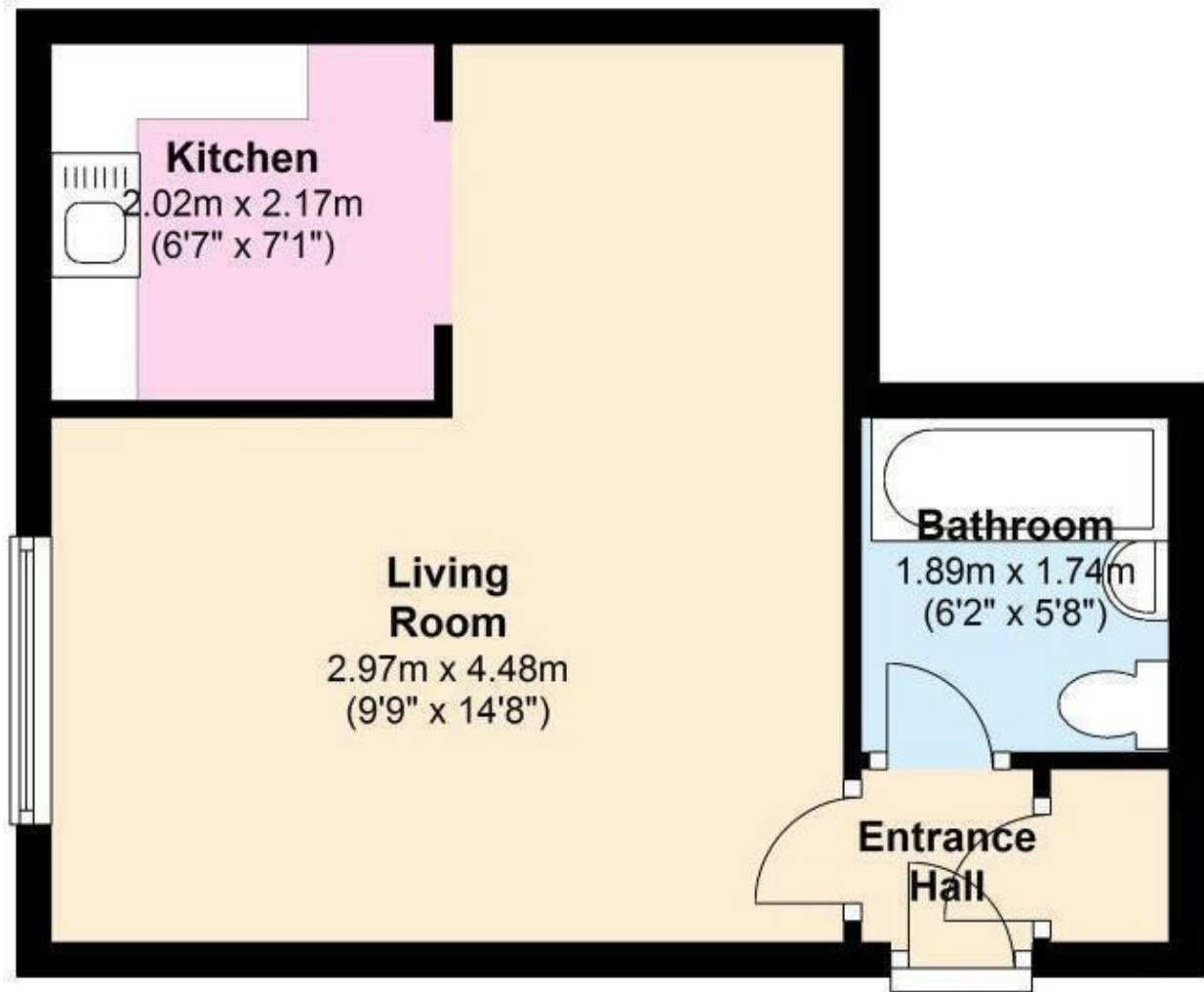
Tax Band: A

£1,559.75





# First Floor

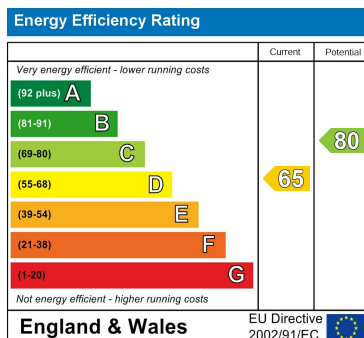


**29 Cedar Ct, B/Stort**

Council Tax Band

**A**

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.