



PM ESTATES

Property Sales & Lettings



Mallard Court

Bishops Stortford, Hertfordshire, CM23 3BD

Guide Price £260,000

Mallard Court

Bishops Stortford, Hertfordshire, CM23 3BD

Overview

- Second Floor Apartment
- Modern Interior Design
- Two Double Bedrooms
- Family Sized Bathroom
- En-Suite Shower Room
- Open-Plan Living Area
- Fitted Kitchen
- Integrated Appliances
- Town Centre Location
- Energy Rating C
- Council Tax Band C



Description

PM Estates are pleased to introduce this two-bedroom second floor apartment in the popular Mallard Court Development, within the town centre of Bishops Stortford to the sales market.

This apartment is rare within the development due to its large and open plan living area which has been completed with a fully fitted white gloss kitchen containing integrated appliances including a full-size dishwasher. This vast living space benefits patio style doors which lead to a private balcony boasting direct river views.

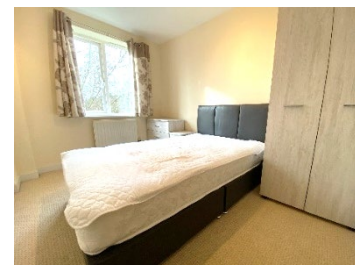
This apartment is also home to two generously sized double bedrooms with the master leading on to its own tiled ensuite bathroom complete with both shower and WC facilities for your convenience. The property also boasts an exceptionally large and tiled family size bathroom complete with bath and shower facilities as well as two purpose-built storage cupboards along the hallway itself with ample space for everyday household items.

This highly sought-after town centre apartment is walking distance from the mainline rail station with direct routes into Cambridge, Stansted Airport and London Liverpool Street. In addition, there is an added luxury of an allocated parking space as well as visitors parking also available on the development itself.

John Dyde Close is located within the very heart of Bishops Stortford's cosmopolitan town centre and is just a short walk away from many of the town's most popular amenities such as the Nuffield Health Centre & Spa, the Empire Cinema Complex and the M&S Food Hall on its very doorstep.

For investors, this will prove to be an ideal choice providing a healthy rental yield in excess of 5.76% based on a rental figure of £1295 per calendar month. There are also a healthy 107 years remaining on the lease with a service charge payable of £2,706.16 per annum as well as a ground rent of £250.00 per annum.

Call us today to book your viewing appointment and avoid disappointment!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bishops Stortford is an historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links in to the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



Directions

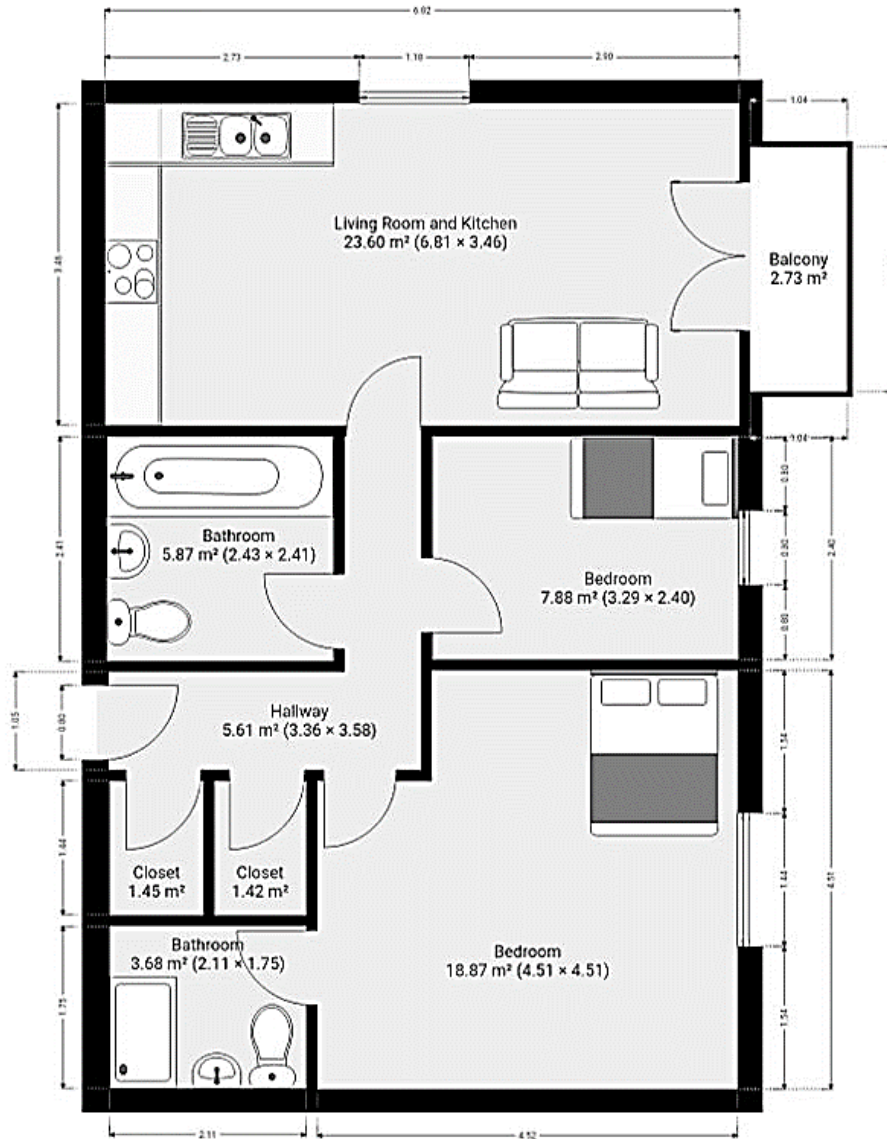
From our Office:

PM Estates

7 Riverside Walk, South St, Bishop's Stortford CM23 3AG

- Walk south on Riverside/A1059 to wards Station Rd/B1383 230 ft
 - Turn left onto Station Rd/A1059 322 ft
 - Turn right onto Anchor St 436 ft
 - Turn left 233 ft
- Follow ahead for Mallard Court

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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www.pm-estates.co.uk

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