



PM ESTATES

Property Sales & Lettings



Sandpiper Court

Bishops Stortford, Hertfordshire, CM23 3BN

Guide Price **£205,000**

Sandpiper Court

Bishops Stortford, Hertfordshire, CM23 3BN

Overview

- Ground Floor Apartment
- Modern Wooden Style Kitchen
- Integrated Appliances
- Open-Plan Living Area
- One Double Bedroom
- Underground Secure Allocated Parking
- Town Centre Location
- Walking Distance to Rail Station
- Energy Rating C
- Council Tax Band B
- Rental Investment offering yields in excess of 7.61%



Description

PM Estates are please to introduce this well-presented ground floor one double bedroom, one bathroom apartment to the sales market. Situated within the highly sought-after John Dyde Close development within the town centre of Bishops Stortford. The property is finished to a high specification throughout and is within 424ft to the mainline rail station itself, offering direct services into Stansted Airport, London Liverpool Street & Cambridge city centre – lending itself to city professionals and airport commuters alike.

The property comprises of a spacious, bright and airy open plan living area which flows directly on to a fully fitted wood-effect kitchen with neutral tones throughout and ample space for appliances whereby the property benefits from an integrated fridge/freezer and oven with extractor. The living area is complimented with double French doors leading out onto a wooden terraced area, which is shared with just only two other apartments.

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. Also, on offer here is the added luxury of an underground secure allocated parking space, as well as visitors parking also available within 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 7.61% based on an achievable rental figure of £1,300.00 per calendar month.

There are also a healthy 107 years remaining on the lease with a service charge payable of £2,330.04 per annum as well as a ground rent of £250.00 per annum, plus an additional £75.00 per annum in service charges for the parking bay.

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



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

Bishops Stortford is a 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

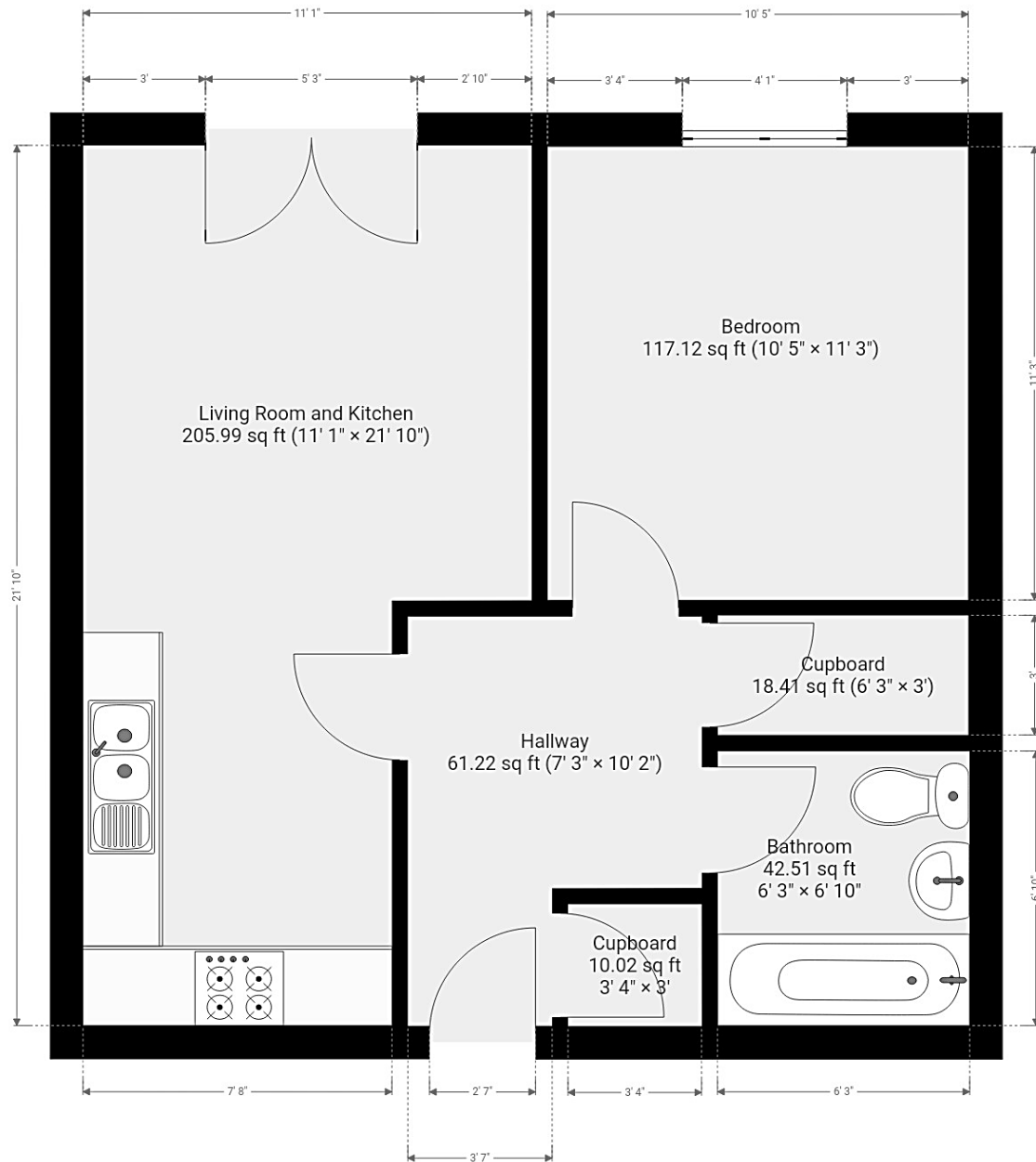
From our Office:

PM Estates

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

- Walk south on Riverside/A1059 towards Station Rd/B1383
230 ft
- Turn left onto Station Rd/A1059
322 ft
- Turn right onto Anchor St
436 ft
- Turn left
233 ft
- Turn right 43 ft
Sandpiper Court, CM23 3BA

Floor Plan



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

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