



PM ESTATES

Property Sales & Lettings



Bowling House

Bishops Stortford, Hertfordshire, CM23 2FL

Guide Price **£250,000**

Bowling House

Bishops Stortford, Hertfordshire, CM23 2FL

Overview

- First Floor Apartment
- Large Open-Plan Living Area
- Two Double Bedrooms
- Family Sized Bathroom and Ensuite
- Fitted Two-Tone Kitchen
- Integrated Appliances
- Walking Distance to Mainline Rail Station
- Undercover Allocated Parking Bay
- Energy Rating: B
- Council Tax Band: C
- Rental Yields in Excess of 6.96%



Description

PM Estates are pleased to introduce this modern apartment to the sales market, conveniently situated in the heart of Bishop's Stortford Town Centre, within the Bowling House Development near to Hockerill Street.

This property comprises of an open plan living area which flows freely onto a modern kitchen with fitted wall and base units, as well as freestanding appliances, including a washing machine.

Also included within this apartment are two sizable double bedrooms with the master bedroom boasting the added luxury of a private ensuite bathroom. Within this property there is also a full size and fully tiled family sized bathroom complete with a three-piece suite.

This popular residential location is a convenient 5-minute walk (0.4miles) away from the mainline rail station offering direct services into London Liverpool Street, Stansted Airport and Cambridge City Centre, making this an ideal property for commuters and airport staff alike.

From an investment perspective, the rental yields here are in excess of 6.96% based on an achievable rental value of £1,450 per calendar month. There are 110 years remaining on the lease. The ground rent is £200 per annum, and the service charges are £1,591.98 per annum. The development is kept to a high standard with access to communal gardens with the benefit of undercover allocated parking on-site.

Call us today to book your viewing appointment and avoid disappointment on 01279 654646!

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

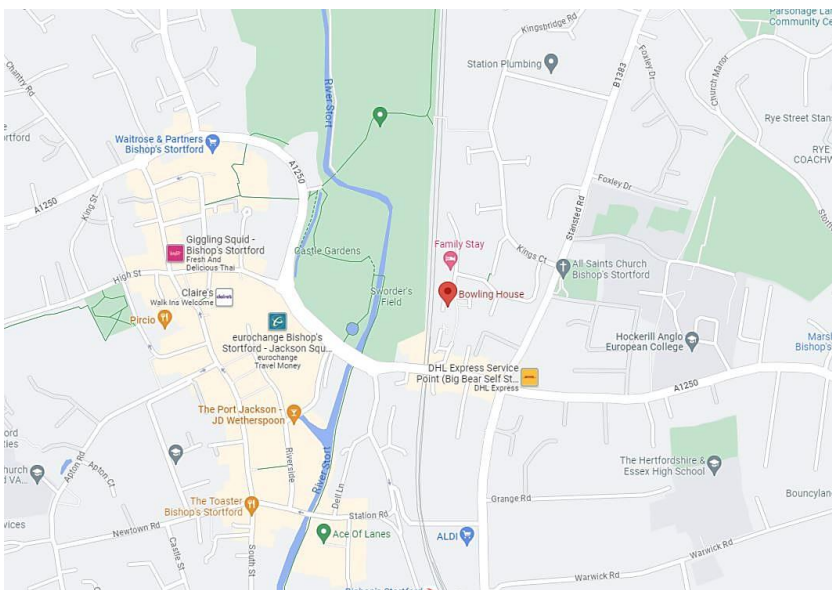


Bishops Stortford is a historic market town with a great deal to offer. It is strategically located close to Stansted Airport, equidistant between London and Cambridge.

It has 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, Christian and Catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



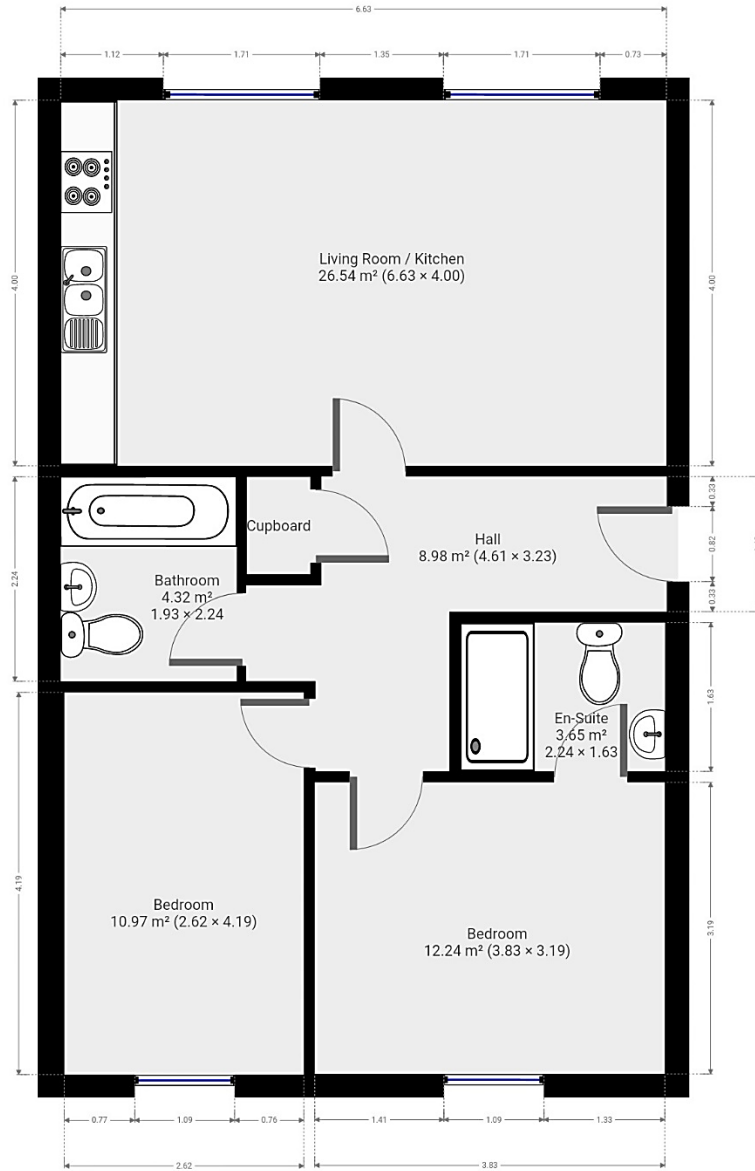
Directions

From our office:

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

- Follow A1059 to The Causeway/A1250
- Follow A1250 and Stansted Rd/B1383 to Kings Ct
- Take Kingfisher Way to Heron Ct
- Bowling House
Heron Ct, Bishop's Stortford CM23 2FL

Floor Plan



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

Tel: 01279 654646

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