



PM ESTATES

Property Sales & Lettings



Nicholls Lodge

Bishops Stortford, Hertfordshire, CM23 3FN

Guide Price **£250,000**

www.pm-estates.co.uk

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Overview

- Retirement Property
- First Floor Apartment
- One Double Bedroom
- Open-Plan Living Area
- Modern Fitted Kitchen
- Integrated Appliances
- Family Sized Tiled Bathroom
- Amenities within the Development
- Town Centre Location
- Energy Rating C
- Council Tax Band C



Description

PM Estates are pleased to offer this first floor apartment within the popular residential retirement development of Nicholls Lodge within the town within the very heart of the historic market town of Bishops Stortford.

This apartment is now offered to the sales market complete with contemporary fixtures and fittings with a spacious living area leading onto a fully fitted and stylish kitchen area complete with integrated Zanussi appliances.

The double sized bedroom is complete with neutral-coloured carpets and a built-in wardrobe for convenience with full size floor to ceiling mirrors. The property also boasts a fully tiled family sized bathroom with shower facilities.

Within the development there are a variety of amenities which residents have access to, including a communal owners lounge for residents to socialize and participate in social events held by the staff on site, in addition with other areas such as a wellbeing suite and communal laundry room. There is a secure entry system accessible through electronic fobs, with the inclusion of wheelchair access and lifts to all floors within the block. There is a car parking within the site behind closed secure gating, and communal gardens which residents have access to.

The Nicholls Lodge Development is situated just a stones' throw away from many of the town's local amenities such as the Nuffield Health Gym & Spa complex, the locally renowned and ever popular South Street Pantry tearoom as well as the M&S Foodhall to name but a few. You certainly won't be short of things to do in and around Bishops Stortford!

Security and safety have been given top priority in the design of Nicholls Lodge. An emergency Careline system has been installed in the apartment, and it is supervised by the Careline team 365 days a year, day and night, under the supervision of the Lodge Manager who is on site. Unmatched peace of mind is offered by Careline's integrated intruder alarm, safe video entry system, and advanced fire and smoke detection systems in the apartment and common areas. Due to the retirement set up of this development, at least resident must be over the age of 60 with any second resident over the age of 55.

The service charge is £1,858.06 every 6 months, lease length is 118 years and the ground rent is £718.40 per annum.

Call us today to avoid disappointment – 01279 654646

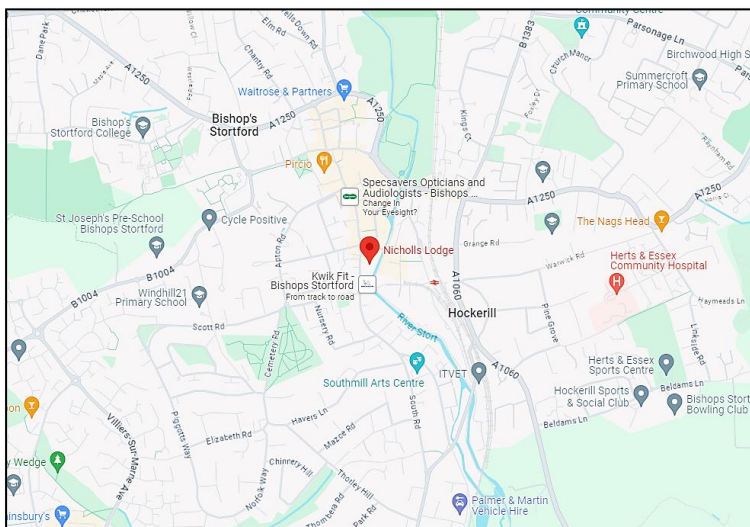


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

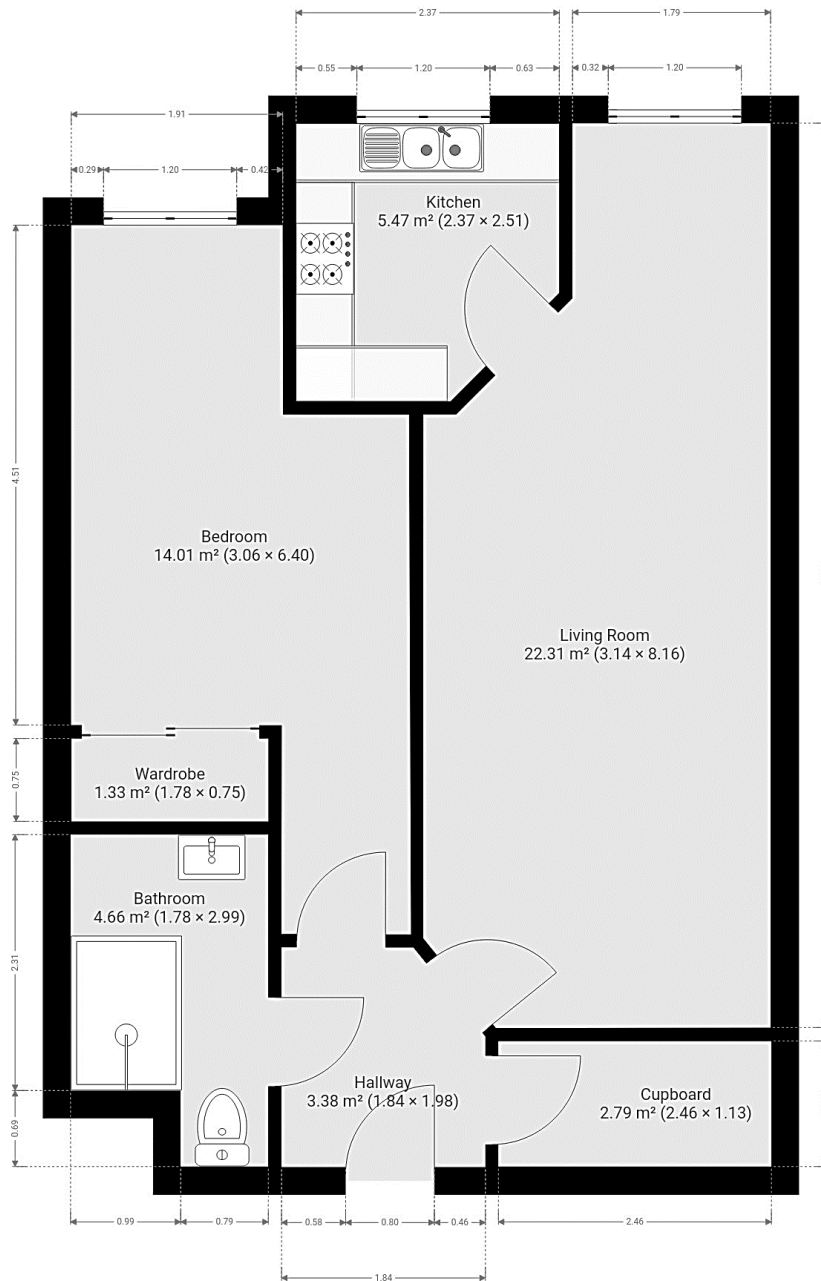


Directions

From our office address, which is 7 Riverside Walk, South Street, Bishop's Stortford:

Follow A1059 to The Causeway/A1250
Turn right onto The Causeway/A1250
Continue on Dane St/A1059 to your destination in Bishop's Stortford
Nicholls Lodge, South St, Bishop's Stortford
CM23 3FN

Floor Plan



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

Tel: 01279 654646

Email: info@pm-estates.co.uk

www.pm-estates.co.uk

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