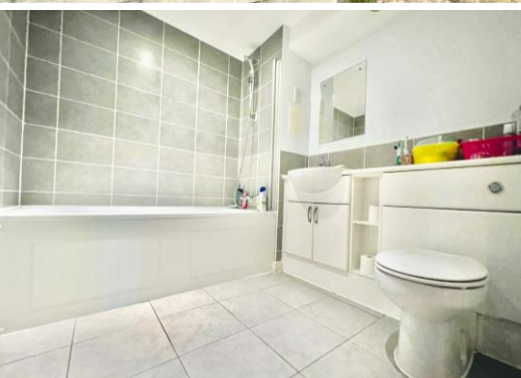




PM ESTATES

Property Sales & Lettings



Starling Court

Bishops Stortford, Hertfordshire, CM23 3BE

Offers in Excess of **£250,000**

Starling Court

Bishops Stortford, Hertfordshire, CM23 3BE

Overview

- Second Floor Apartment
- Modern Wooden Style Kitchen
- Integrated Appliances
- Open-Plan Living Area
- Two Double Bedrooms
- Family Sized Bathroom and Ensuite
- Town Centre Location
- Walking Distance to Rail Station
- Energy Rating B
- Council Tax Band C
- For Investors – Rental Yields in excess of 7.2%



Description

PM Estates are please to introduce this well-presented second floor two double bedroom, two-bathroom apartment to the sales market. Situated within the highly sought-after Central Walk 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 wooden-effect kitchen with neutral tones throughout and ample space for appliances. The living area is complimented with double French doors leading out onto a private Juliette balcony area.

The property also boasts an exceptionally large and tiled family sized bathroom complete with bath and shower facilities; in addition, the master bedroom is complete with an ensuite shower room.

The development 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 7.20% based on an achievable rental figure of £1,500 per calendar month.

There are also a healthy 106 years remaining on the lease with a service charge payable of £2,200.00 per annum as well as a ground rent of £250.00 per annum.

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

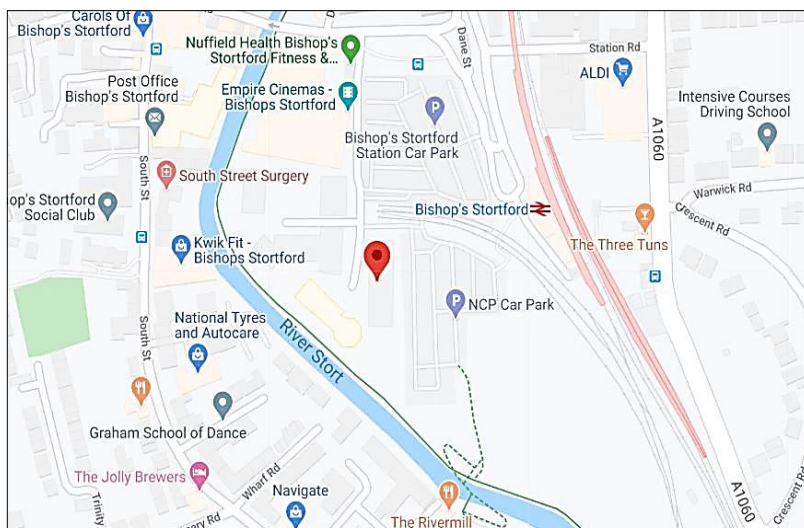


Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bishops Stortford is a historic market town with a great deal to offer. 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

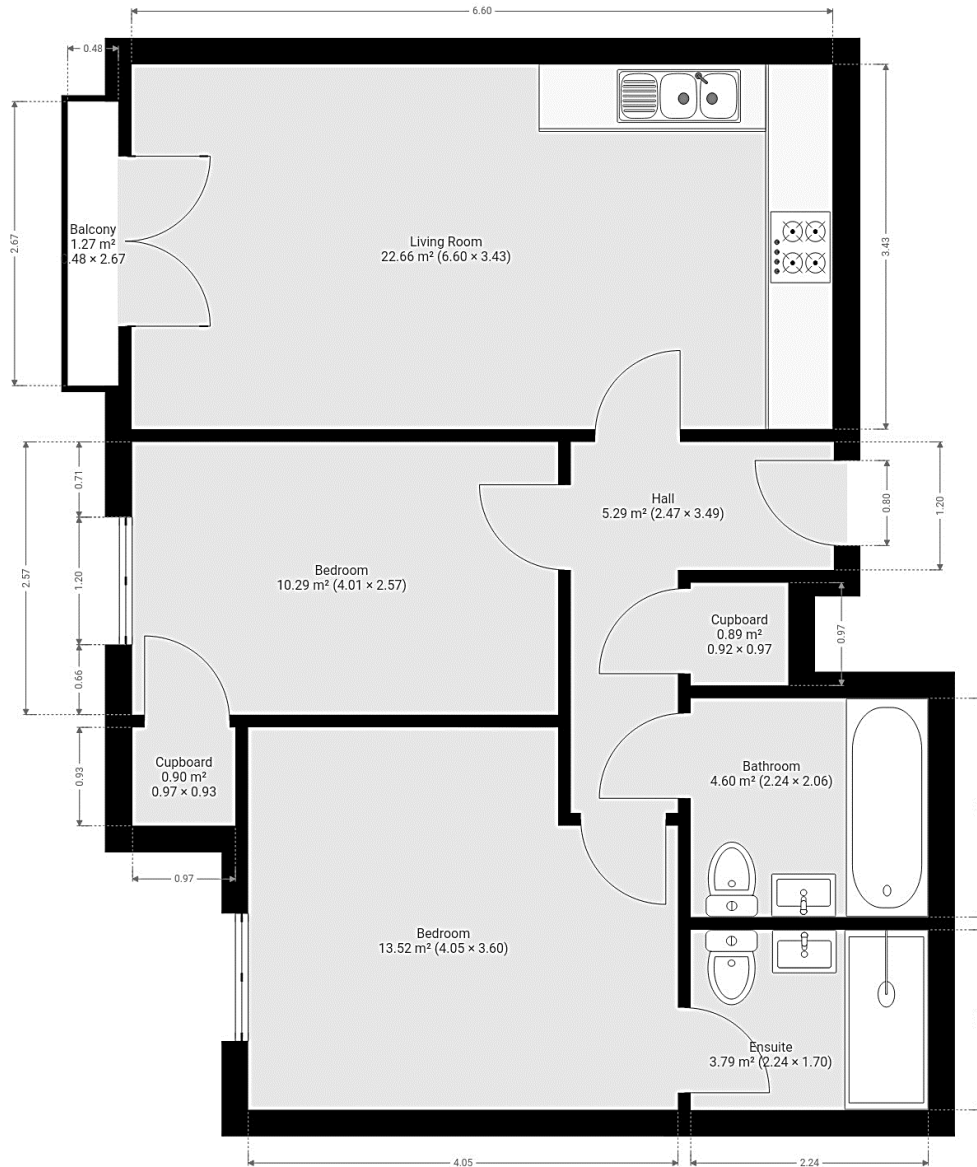
From our Office:

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

Follow A1059 to The Causeway/A1250
(0.2 mi)
Turn right onto The Causeway/A1250
(289 ft)
Continue on A1059. Take Anchor St to John
Dyde Close
(0.3 mi)

Starling Court
John Dyde Close, Bishop's Stortford CM23 3BE

Floor Plan



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

Tel: 01279 654646

Email: sales@pm-estates.co.uk

www.pm-estates.co.uk

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