



# PM ESTATES

Property Sales & Lettings



## Red Lion Court

Bishops Stortford, Hertfordshire, CM23 3YL

Guide Price of **£265,000**

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# Red Lion Court

Bishops Stortford, Hertfordshire, CM23 3YL

## Overview

- First Floor Apartment
- Modern Interior Design
- Large Lounge Area
- Fitted Kitchen with Appliances
- Family Sized Bathroom
- Two Double Bedrooms
- Close Proximity to Mainline Rail Station
- Energy Rating C
- Council Tax Band C
- Investment opportunity offering a potential yield in excess of 6.34%



## Description

PM Estates are pleased to introduce this first floor two-bedroom apartment within the popular Red Lion Court Development of Bishops Stortford's Town Centre, to the sales market.

The property comprises of a spacious living area which is complete with modern herringbone laminate flooring, adding a light and airy feel throughout the living space. The living area then flows directly on to a fitted kitchen area complete with undercounter appliances inclusive of a washing machine, fridge freezer and oven with hob.

Both bedrooms are double in size, are carpeted throughout and remain naturally lit with large, double-glazed windows in both. This property also benefits from an allocated parking bay within the development.

For investors, this property is an ideal choice due to its low service charge of £1,536 per annum, payable bi-annually as well as a ground rent of £250 per annum, also payable bi-annually. The property even in the current rental climate, could achieve a healthy 6.34% rental yield based on a rental figure of £1,400 per calendar month. This property also benefits from a recently extended lease, with 119 years remaining.

The Red Lion Court Development is within close proximity to the mainline rail station which offers direct services to London Liverpool Street, Stansted Airport and Cambridge City Centre.

The development is also just a stone's throw away from many of the town's amenities inclusive of the Wood Grill restaurant which is on its very doorstep as well as the Nuffield Health Gym Complex, and Sainsbury's superstore to name but a few.

Call us today to book your viewing appointment on 01279 654646



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

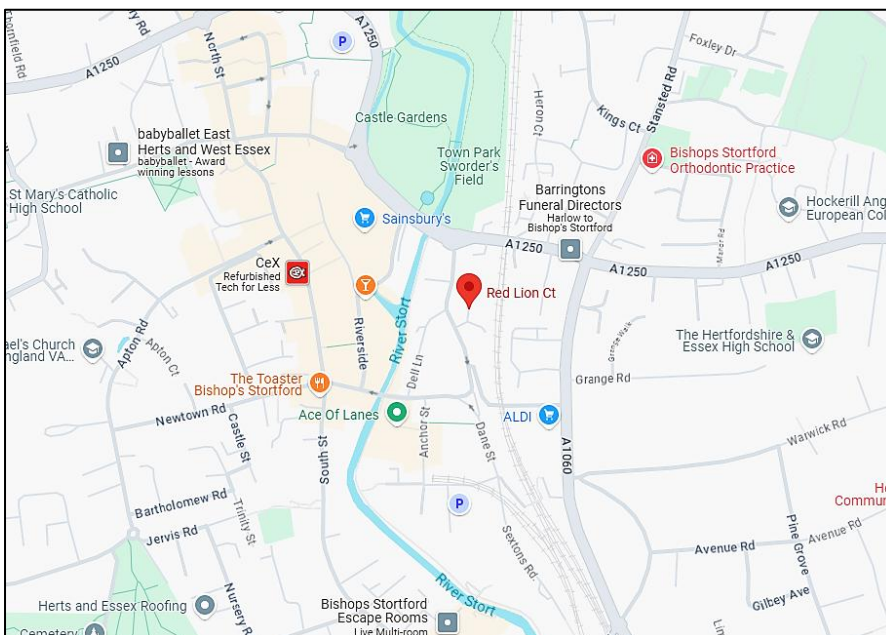


Bishops Stortford is an historic market town with a great deal to offer. It is strategically located close to Stansted Airport, equidistant between London and Cambridge.

It has superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links into 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.

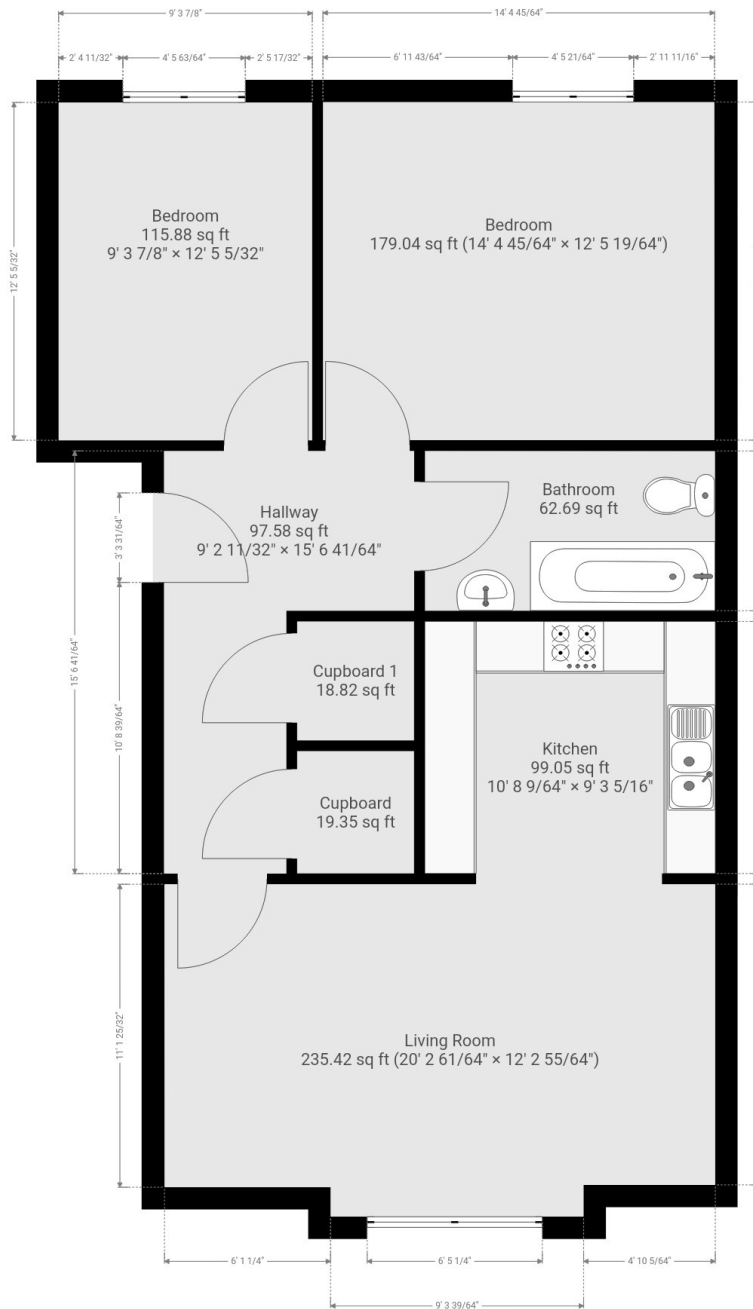


## Directions

From the PM Estates office:

- Turn right on to Riverside
- Take the first left on to station road
- After 331 feet, turn left on to Dane Street
- Take the first left onto the Red Lion Court development

# Floor Plan



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

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