



PM ESTATES

Property Sales & Lettings



Cavell Drive

Bishops Stortford, Hertfordshire, CM23 5PW

Guide Price of **£195,000**

www.pm-estates.co.uk

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Bishops Stortford, Hertfordshire, CM23 5PW

Overview

- Chain Free
- First Floor Apartment
- One Double Bedrooms
- Family Sized Tiled Bathroom and En-Suite
- Open-Plan Living Area
- Modern Interior
- Close to Local Amenities
- Fitted Kitchen with Appliances
- Popular Location
- Communal Parking within Development
- Investment Property offering yields of 7.38%



Description

PM Estates are pleased to introduce this one bedroom first floor apartment in the ever-popular Cavell Drive Development within walking distance to the Town Centre of Bishops Stortford, to the sales market.

This apartment has the added benefit of an open plan living area, with an adjoining fully fitted kitchen with modern wall and base units finished in a wooden oak effect with the inclusive of integrated appliances such as a fridge freezer, integrated oven and hob, extractor fan and washing machine.

There is a large double sized bedroom location within this property with the inclusive of a fitted wardrobe with full length mirror front sliding doors. There is the added benefit of an en-suite bathroom adjacent to the bedroom, including an additional family sized tiled bathroom along the entrance hallway.

The modern style family sized bathroom comes complete with the addition of a wall-mounted heated chrome towel rail, panel enclosed bath with showering facilities and chrome mixer taps and is finished with a pedestal wash hand basin.

This unique property is located within the town centre of the ever-changing historic market town of Bishops Stortford, that is now known for its continental and cosmopolitan atmosphere.

The mainline rail station is a ten-minute walk away from the development, which offers direct services to London Liverpool Street, Cambridge, and Stansted Airport, and within close proximity to the Herts and Essex Community Hospital.

Service Charge is £133 per month, and ground rent is £200 per annum. For investors, this will prove to be a good investment with a yield of 7.38%, based on the current tenant in situ paying £1,200 per calendar month.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 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.

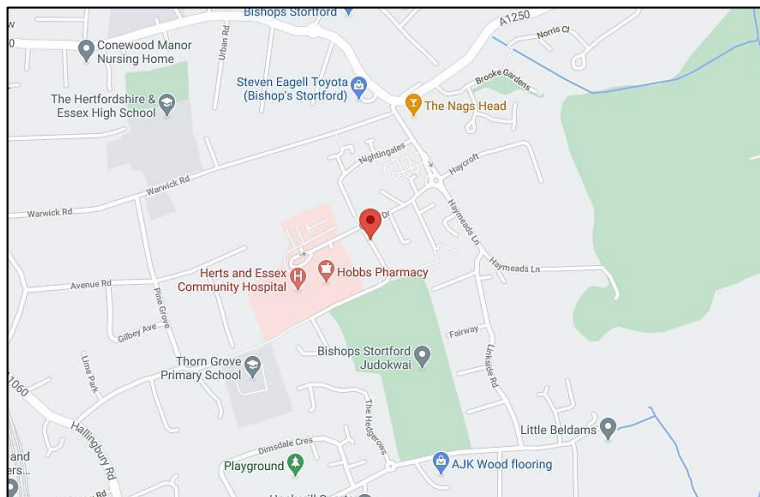
Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

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.



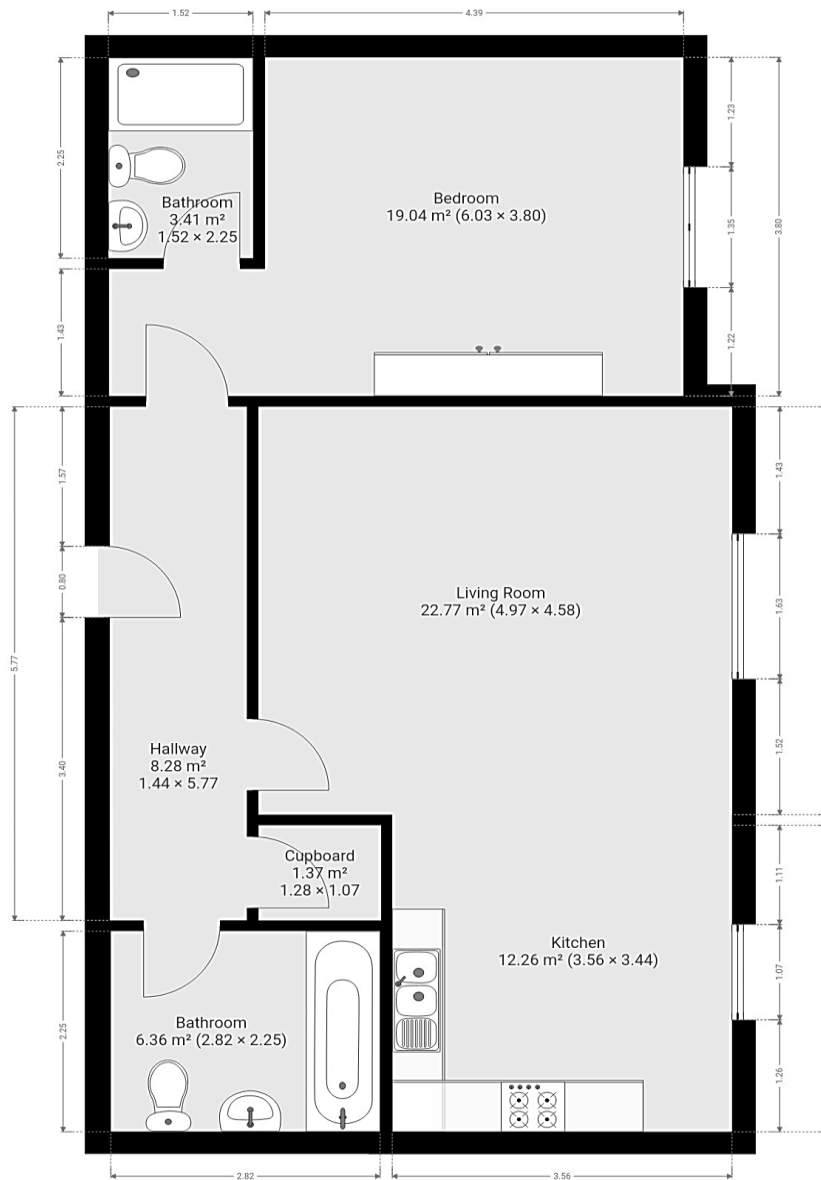
Directions

From our office:



- 7 Riverside Walk, South St, Bishop's Stortford CM23 3AG
- Head north on Riverside/A1059 towards Adderley Rd 230 ft
- Turn right onto Adderley Rd/A1059
- Turn right at the 1st cross street onto The Causeway/A1250
- At the roundabout, take the 1st exit onto Hockerill St/A1250, Go through 1 roundabout
- Turn right onto Haymeads Lane
- At the roundabout, take the 3rd exit onto Cavell Drive
- Turn left to stay on Cavell Drive
- Property will be on the left-hand side.

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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