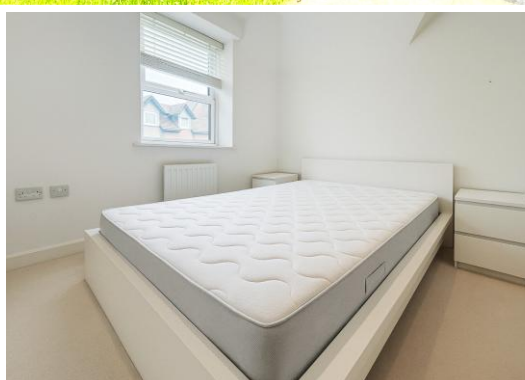




# PM ESTATES

Property Sales & Lettings



## Green House

Bishops Stortford, Hertfordshire, CM23 2FJ

Guide Price £245,000

[www.pm-estates.co.uk](http://www.pm-estates.co.uk)



# Green House

Bishops Stortford, Hertfordshire, CM23 2FJ

## Overview

- Top Floor Apartment
- Large Open-Plan Living Area
- Two Double Bedrooms
- Family Sized Bathroom and En-Suite
- Fitted Two-Tone Wood Effect Kitchen
- Integrated Appliances
- Walking Distance to Mainline Rail Station
- Allocated Parking
- Energy Rating: C
- Council Tax Band: C
- Investment Opportunity with Tenants in Situ, offering yield of 6.76%



## Description

Situated in the town centre of Bishops Stortford stands this modern, two double bedroom top floor apartment is now available on the Sales Market within the sought-after Green House development.

This quiet residential location is surrounded by an abundance of communal garden space and 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.

The property comprises of an open plan living area which flows freely onto a fitted and stylish modern styled kitchen. Also included within this apartment are two generously sized double bedrooms with the master bedroom leading onto a private tiled en-suite bathroom. Furthermore, the property is also consistent of a family sized bathroom with both bath and shower facilities.

Green House remains a popular residential development due to its town centre positioning as well as its quality of finish. The development is just a stones' throw away from various local amenities inclusive of the Jackson Square shopping centre – home to a Sainsbury's superstore, and Snap Fitness 24/7 gym complex on its very doorstep to name but a few.

For investors, this will prove to be an ideal choice providing a healthy rental yield of 6.76% in line with the current rental price, as tenants are currently in situ.

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

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		

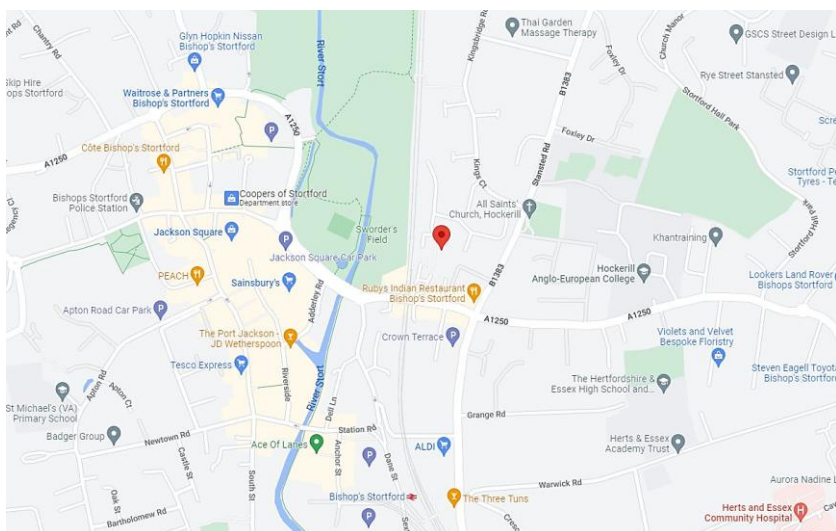




Bishops Stortford is an historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links in 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: PM Estates

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

- Follow A1059 to The Causeway/A1250
- 1 min (0.2 mi)
- Follow A1250 and Stansted Rd/B1383 to Kings Ct
- 1 min (0.3 mi)
- Take Kingfisher Way to Heron Court
- 1 min (0.2 mi)
- CM23 2FJ

# Floor Plan



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

Tel: 01279 654646

Email: [sales@pm-estates.co.uk](mailto:sales@pm-estates.co.uk)

[www.pm-estates.co.uk](http://www.pm-estates.co.uk)

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