

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

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& COMPANY

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Established 1986

Independent Estate Agents and Valuers



21, The Colts, Bishop's Stortford, Herts, CM23 4DL

Guide price £239,995

A spacious two double bedroom maisonette which has its own front door and a car port. The property has a long lease with 180 years left to run.

The accommodation has gas central heating and double glazing throughout, and has been well maintained.

It comprises: Entrance hall with stairs up to a first floor landing with storage and access to large part boarded loft, large living room, fitted kitchen, bathroom and two generously proportioned bedrooms.

The property is surrounded by well maintained communal gardens. Next to the building is a numbered car port that also has a parking space to the front.

This is an established road of similar maisonettes and houses. It is within a short walk of the Thorley Neighbourhood Centre which has a Sainsburys supermarket. There are several well regarded primary schools which are also within walking distance. The town centre and mainline railway station are just over a mile away.

The EPC Rating is C. The Council Tax Band is C.

Front door to

Entrance Hall

Cloaks hanging area, stairs to the first floor.



First Floor Landing

Built-in broom/storage cupboard> Hatch to loft space. Doors to bedrooms, bathroom and;

Lounge/Dining Room

15'3" x 14'6" (4.657 x 4.431)

A very spacious room which is well lit by a large double glazed window to the rear overlooking the attractive garden area. Radiator. TV point.



Fitted Kitchen

8'0" x 8'3" (2.442 x 2.521)

Stainless steel, single drainer sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Plumbing for washing machine and dishwasher. Gas cooker and upright fridge/freezer. Ceramic tiled splashbacks to work surfaces. One single and three double eye-level wall cupboards. Cooker extractor hood. Double glazed window to the side aspect.



Bedroom 1

14'7" max x 10'4" (4.465 max x 3.158)

Range of fitted wardrobe cupboards to one wall comprising: four double cupboards with cupboards over. Telephone point. Radiator. Double glazed window to the front aspect.



Bedroom 2

14'7" x 9'2" (4.458 x 2.796)

Double glazed window to the front aspect. Radiator.



Bathroom

7'10" x 6'4" (2.388 x 1.937)

A white suite of panel bath with mixer tap and shower attachment. Wall mounted wash basin. Low-level W.C. Fully tiled walls. Built-in airing cupboard housing Worcester Bosch gas fired combination boiler. Chrome heated towel rail. Four inset ceiling lights. Extractor fan. Double glazed window to the side aspect. Tiled floor.



Communal Gardens

To the front of the property there is a lawn area.

The majority of the grounds are located to the rear with a large lawned area, flower beds, various shrubs and conifers. The maintenance of these is covered by the service charge.



Car Port and Parking Space

The carport is located to the side of the property which provides undercover parking for one car. To the front of this is a numbered allocated space for another vehicle.

Lease Details

The lease commenced in 1976 and has subsequently been extended. There are now 180 years left to run on the lease. Under the terms of the new lease, the ground rent is peppercorn and the current annual service charge is £900.00.

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

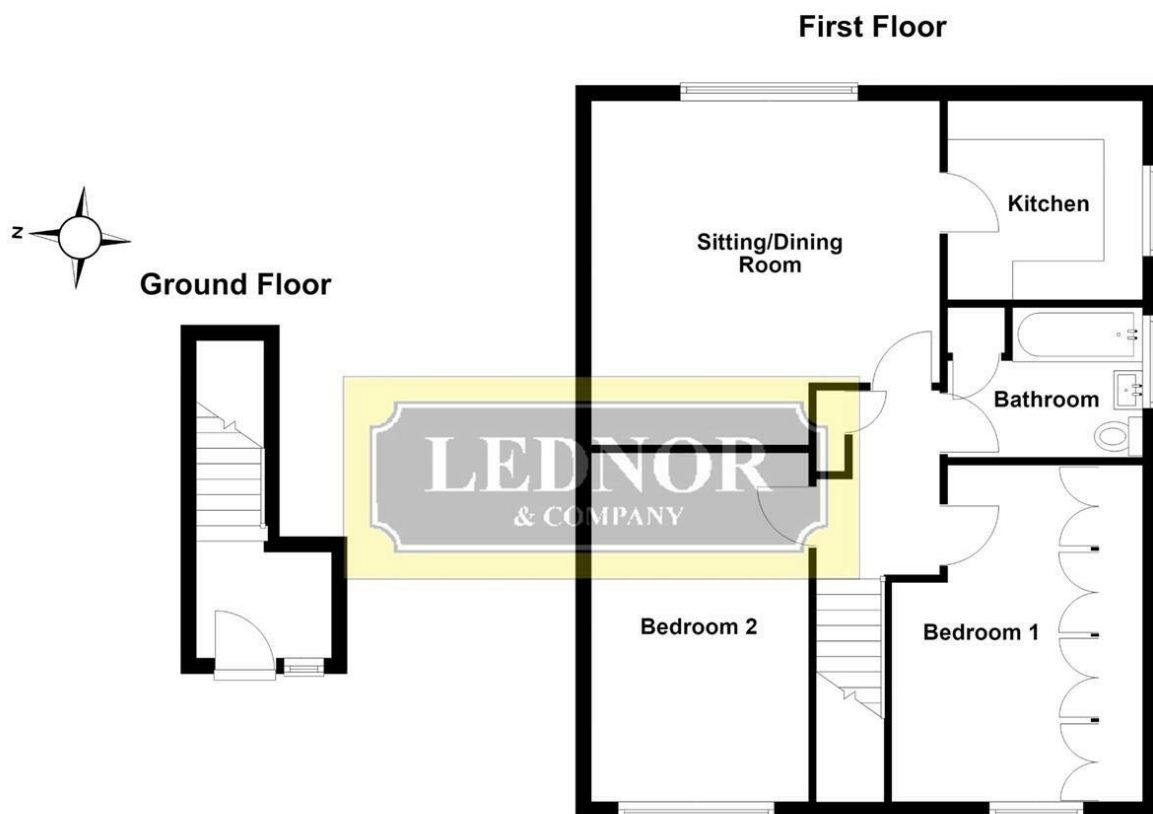
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



APPROX GROSS INTERNAL FLOOR AREA 745 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE