

LEASEHOLD



Not specified (EPC Rating: C)

**RYE STREET
BISHOP'S STORTFORD
CM23 2HB**
Offers In The Region Of
£190,000

- SHARE OF THE FREEHOLD
- IN NEED OF SOME UPDATING
- NO ONWARD CHAIN
- 1 BEDROOM APARTMENT (top floor)
- LOUNGE/DINER
- SEPERATE KITCHEN
- BATHROOM
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO TRAIN STATION
- UPVC DOUBLE GLAZING



Fordyce Furnivall
Residential Sales & Letting Agents



1 Bedroom Not specified located in Bishop's Stortford

****BEING SOLD WITH A SHARE OF THE FREEHOLD**** In need of some updating, a spacious first floor (top floor) 1 bedroom apartment, situated in the popular Cedar Court development on the edge of town overlooking Grange Paddocks and within easy walking distance of the town station and mainline railway station. The accommodation comprises lounge/diner, kitchen, bedroom and bathroom. Outside there is an allocated parking space with further visitors spaces and communal gardens. Additional features include UPVC double glazing and electric heating. ****BEING SOLD WITH NO ONWARD CHAIN****

SITUATION

Bishop's Stortford is an historic market town lying beside the River Stort, offering a range of shopping, educational, recreational facilities and amenities including The Bishop's Stortford College, golf club, swimming pool, hospital, cinema, health and fitness club, theatre groups, restaurants, garages etc. In addition there is a mainline station providing regular services to London's Liverpool Street, and the M11 is on the eastern outskirts of the town giving access to London, M25, Cambridge and the Midlands. Stansted Airport is approximately 4 miles from the town. Just across the road is Grange Paddocks perfect for long walks along the River Stort and has a recently modernised Leisure Centre with gym & swimming pool.

COMMUNAL ENTRANCE

Stairs leading to:

FIRST FLOOR

ENTRANCE HALL

Storage cupboard, doors off to:

LOUNGE/DINER

12'10" x 10'5"

2 x windows to the front aspect, storage radiator, door to:

KITCHEN

8'1" x 6'5"

Wall & base units, inset stainless steel sink with mixer tap, tiled splash back, standalone electric oven and hob, washing machine, fridge/freezer

BEDROOM

14'7" x 10'6"

Window to the front aspect, storage radiator.

BATHROOM

Window to the side aspect, bath with shower over, low flush WC, pedestal wash hand basin.

OUTSIDE

Communal gardens

PARKING

One allocated parking space along with visitors spaces.

LEASE DETAILS

986 years remaining on the lease.

Service charge is £2221.40 per annum

Ground rent is £0

LOCAL AUTHORITY

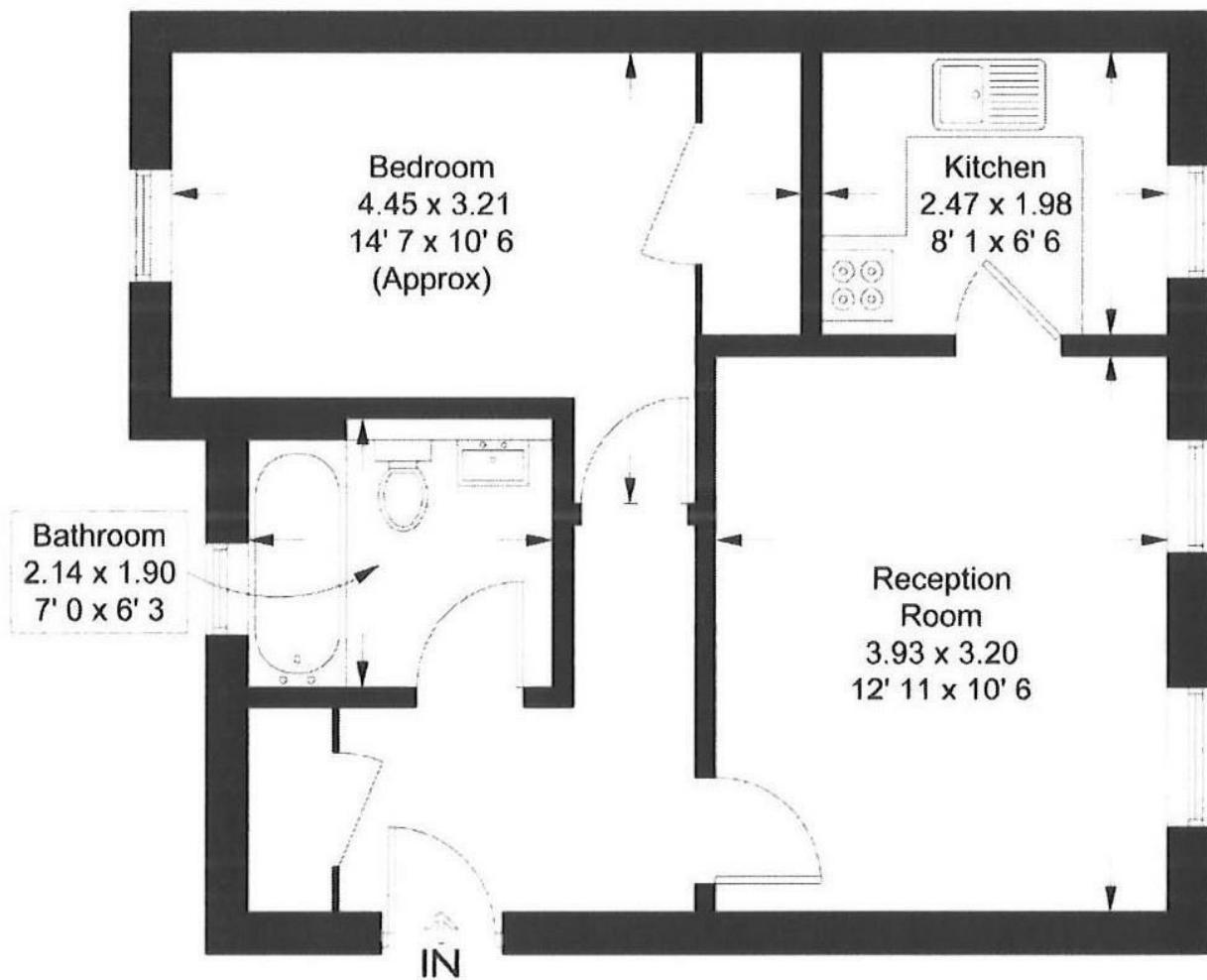
East Herts District Council

Tax Band: B

£1,819.71



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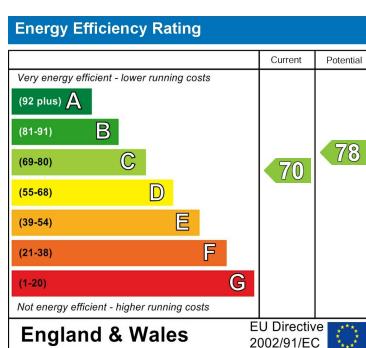


First Floor

Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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