

LEASEHOLD



Apartment (EPC Rating: B)

JOHN DYDE CLOSE
BISHOP'S STORTFORD
CM23 3BS
Fixed Asking Price
£265,000

- 2 DOUBLE BEDROOM APARTMENT
- OPEN PLAN LOUNGE/DINER/KITCHEN
- BATHROOM
- SECURE UNDERGROUND PARKING
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN



Fordyce Furnivall
Residential Sales & Letting Agents



2 Bedroom Apartment located in Bishop's Stortford

A spacious and well presented two double bedroom apartment situated in the heart of the busy market town of Bishop's Stortford only a few minutes walk from the railway station and shops. The accommodation comprises entrance hall with storage cupboard and laundry cupboard, open plan kitchen/lounge/diner, 2 double bedrooms (dressing area in the master) and a family bathroom. Outside there are attractive communal gardens running alongside the River Stort, secure underground parking space and also visitors parking. Additional features include UPVC double glazing throughout and gas central heating.

SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25 orbital motorway.

COMMUNAL ENTRANCE

Secure door with entry phone, lift and stairs rising to all floors.

ENTRANCE HALL

2 x large storage cupboards, secure entry phone, laminate flooring, inset spot lights, door to

LOUNGE/DINER

11'5" x 14'9")

UPVC double glazed French doors leading to a Juliet balcony, T.V. point, telephone point, radiator, opening to:

KITCHEN

11'5" x 9'10"

Fitted with a modern range of base and eye level units with complementary working top surfaces over, inset stainless steel sink with mixer tap, tiled splash backs surround, built-in oven, inset electric hob with chimney style extractor fan over, space for fridge/freezer, space and plumbing for washing machine, cupboard housing gas boiler, tiled flooring, UPVC double glazed window to the side aspect.

BEDROOM 1

14'3" x 11'0"

UPVC double glazed window to the front aspect, T.V. point, radiator, opening to:

DRESSING AREA

Space for fitted wardrobes, radiator

BEDROOM 2

10'7" x 8'6"

UPVC double glazed window to the front aspect, radiator.

BATHROOM

Low flush WC, pedestal wash hand basin with tiled splash backs and shelf over, panel enclosed bath with shower attachment and fully tiled walls, wall mounted corner cupboard with mirrored door, tiled flooring, shaver point, extractor fan, chrome heated towel rail.

OUTSIDE

Communal gardens running along side the River Stort.

PARKING

Allocated secure underground parking space and further visitors parking available.

LEASE DETAILS

Service charge: £233.64 pcm

Lease: 109 years remaining

LOCAL AUTHORITY

East Herts District Council

Tax Band: C

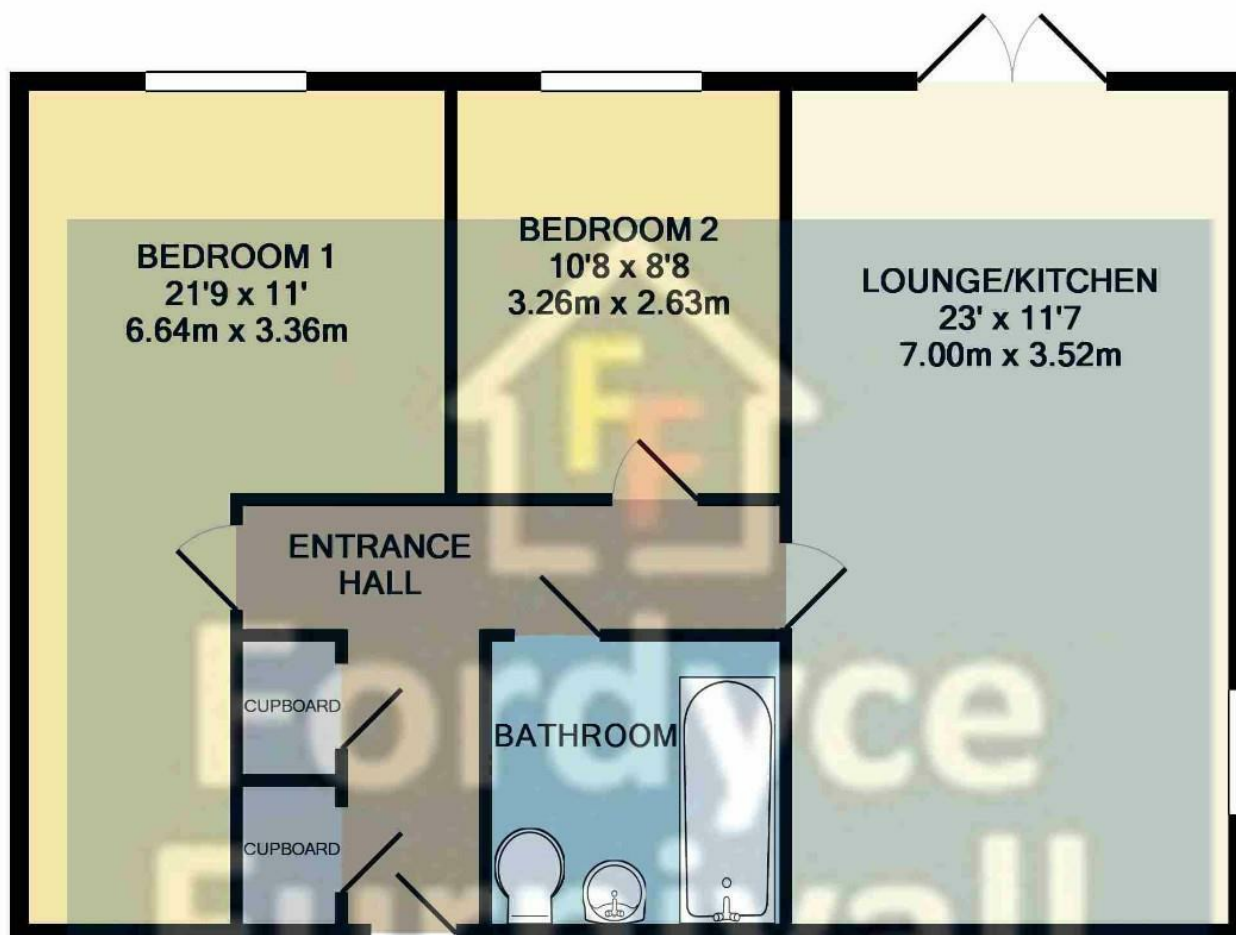
£1,956.15

AGENT'S NOTE



1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

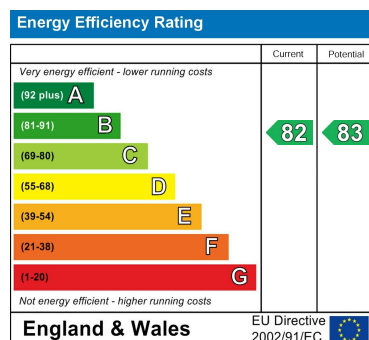
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Council Tax Band

C

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.