



18  
Heron Court, Bishop's Stortford, CM23 2AY  
£275,000

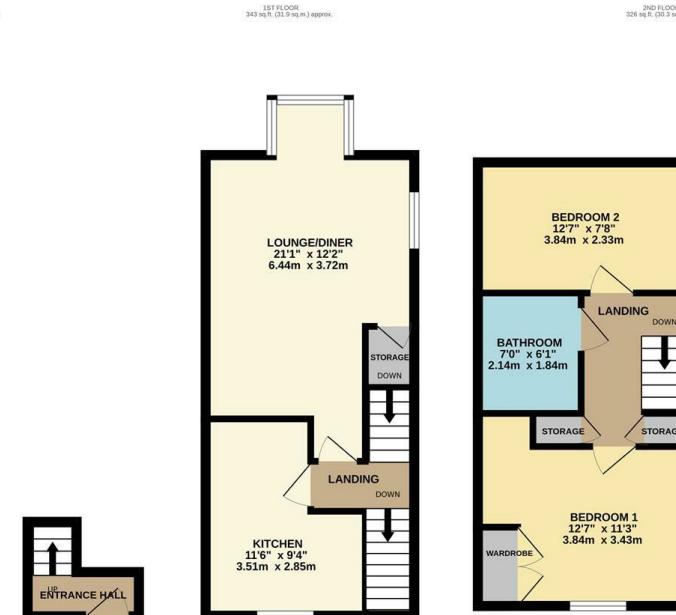


# Heron Court, Bishop's Stortford, CM23 2AY

Offered with NO ONWARD CHAIN is this spacious, split level two bedroom apartment located just a 9 minute walk to Bishops Stortford Train Station with direct trains to London and Cambridge. Internally the accommodation comprises an entrance hallway accessed via a private front door, leading to the first floor which contains the spacious kitchen and large lounge/diner with bay window. On the second floor is two double bedrooms, family bathroom, two storage cupboards and loft space.

There is also a garage en bloc and plenty of parking available. Heron Court is located at the end of the quiet cul de sac in central Bishops Stortford, only a short walk to Bishops Stortford Train Station, local schools, shops and restaurants. As well as being a 12 minute drive to Stansted Airport. Chain Free.

Current service charge and ground rent is peppercorn, insurance is £280 a year and there are 190 years remaining on the lease.\*\*



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs					
England & Wales					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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