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Established 1986

Independent Estate Agents and Valuers



10, Cavell Drive, Bishop's Stortford, Hertfordshire, CM23 5PW

Guide price £279,995

Impressive top floor apartment offering well-presented and spacious accommodation, ideally positioned for convenient access to local amenities and transport links. The property benefits from a long lease of 127 years and features a large open-plan living/dining area which is an excellent space for both everyday living and entertaining.

The accommodation consists of a fitted kitchen which is open plan to the sitting/dining area, two double bedrooms and two bath/shower rooms. The accommodation is both practical and flexible. There is private parking to the front of the property.

Conveniently located, the apartment is approximately a 10-minute walk from the train station, with local shops and amenities also within easy walking distance. There is excellent road connectivity, with straightforward access to the M11 motorway and Stansted Airport, making the property particularly well suited to commuters and those requiring convenient travel links.

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

Communal Entrance

With stairs to the first and second floors.

Private Entrance Door

Leading to a spacious and bright entrance hall with a large storage cupboard.

Large Open Plan Living Area

19'10" x 16'11" (6.06m x 5.17m)

Including kitchen and sitting/dining room - described as two separate areas below;



Fitted Kitchen

With fitted wall and base units and;

- Integrated electric oven with hob and extractor over
- Integrated washing machine
- Space for tall fridge/freezer

Sitting/Dining Area

Dual aspect room with space for sofas and a dining table.

Principle Bedroom

12'5" x 10'0" (3.79m x 3.06m)

Large double bedroom with fitted wardrobe,



En-Suite Shower Room

7'5" x 6'0" (2.28m x 1.84m)

Shower room with shower, WC and basin.

Bedroom 2

14'6" max x 10'6" max (4.44m max x 3.21m max)

Double bedroom.



Bathroom

With bath, WC and basin.



Private Parking

To the front of the property there is a private car park and this apartment has one allocated space.



Service Charges & Ground Rent

The service charge with Trinity Estates is £2308.78 per annum. The ground rent with Homeground is £125 per annum.

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.

