



**Goodwin Stile, Bishop's Stortford, CM23 4ER**  
**Guide Price £200,000**



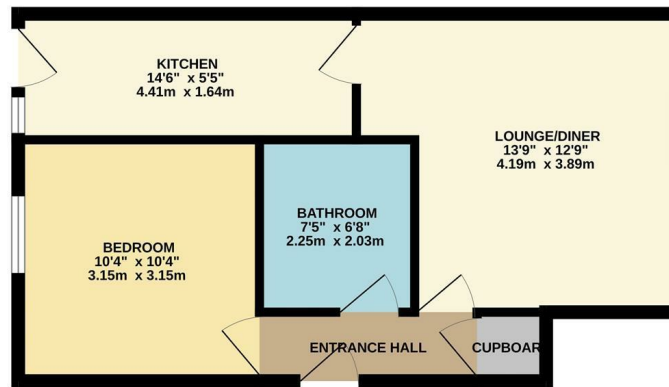
# Goodwin Stile, Bishop's Stortford, CM23 4ER

**\*\* (Guide Price £200,000 - £215,000) \*\***

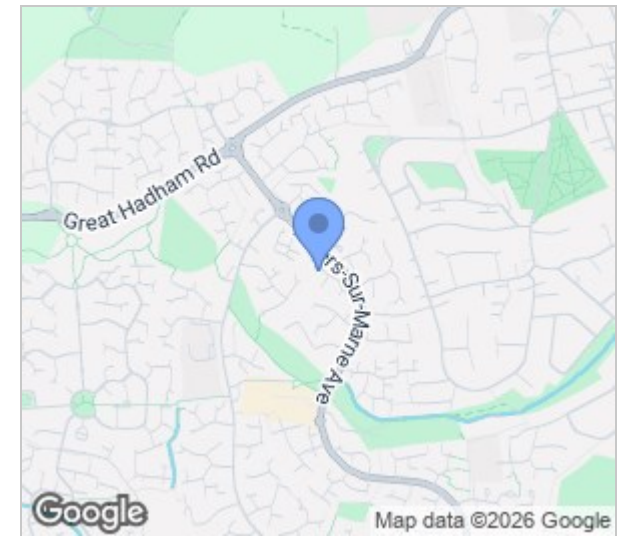
Offered for sale with no onward chain is this one bedroom ground floor maisonette with its own rear garden and allocated parking. The property is found in a quiet cul-de-sac and comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units, double bedroom and a family bathroom with a three piece-suite. Outside the rear garden offers side access and is mostly laid to lawn with a patio area. Goodwin Stile is located just a short walk to local shops, schools and playing fields/parks. Bishops Stortford Town Centre and Train Station are also just a short drive away. Chain Free. Lease: 125 years from 2018, Service Charge & Ground Rent: £680.00 per annum.



GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



REYLANDJOHNSONS  
TOTAL FLOOR AREA: 428 sq.ft. (39.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 10025



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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk