



**Watsons Yard Hadham Road, Bishop's Stortford CM23 2WH**



**welcome to**

**Watsons Yard Hadham Road, Bishop's Stortford**

**\*\*CHAIN FREE\*\*** Offering direct access to Bishops Stortford town centre is this two bedroom top floor flat situated in home in Watsons Yard development. Offering access to Bishops Stortford station with direct services to London Liverpool Street, Tottenham Hale and Stansted airport.



## - Accommodation Overview -

### Lounge/Kitchen

19' 4" x 12' 2" ( 5.89m x 3.71m )

Juliette balcony to the rear, electric radiator and carpet.

Kitchen- fitted wall and base units with work surfaces over, sink and drainer unit, electric oven and hob with extractor hood, space for dish washer and washing machine and integrated

### Bedroom 1

9' 2" x 9' 2" ( 2.79m x 2.79m )

Window to side aspect, built in wardrobes, electric radiator and carpet.

### Bedroom 2

8' 5" x 6' 8" ( 2.57m x 2.03m )

Window to side aspect, electric radiator and carpet.

### Bathroom

Bath with mixer tap and shower hose attached, wc, wash hand basin and extractor fan.

## - Exterior -

### Parking

One allocated parking space.



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welcome to

## Watsons Yard Hadham Road, Bishop's Stortford

- Two bedrooms
- Top floor position
- Access to Bishops Stortford station
- Town centre location
- Secure allocated parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Total floor area 47.2 m<sup>2</sup> (508 sq ft) approx.  
The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and positions are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A callout may help you to gain an impression. Powered by www.floorplan.com

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104857 - 0003

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