



PRESTIGE & VILLAGE

UK's finest properties

£255,000 GUIDE PRICE

RYE STREET, BISHOP'S STORTFORD, , CM23 2HB

An opportunity to purchase this stunning two bedroom apartment located on the edge of the town centre and much improved by the current owner. This beautiful property offer spacious accommodation that include a large bright bay-fronted lounge with outstanding views, two double bedrooms and luxury re-fitted kitchen and bathroom. The property has allocated parking. The property is a short walk from the town centre and station and close to the Gym and Leisure facilities.





- Stunning Apartment
- Two Bedrooms
- Edge Of Town
- Views Over Fields
- Allocated Parking
- Extended Lease
- Re-Fitted Kitchen
- Re-Fitted Bathroom





ENTRANCE HALL

secure communal entrance
(secure communal entrance)

HALLWAY

spacious hall (spacious hall)

LOUNGE

14'8 x 12'1 (4.47m x 3.68m)

KITCHEN

6'11 x 6'4 (2.11m x 1.93m)

MASTER BEDROOM

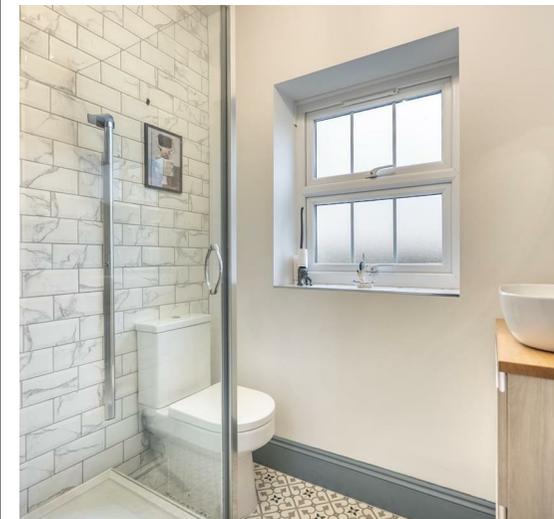
12'1 x 9'5 (3.68m x 2.87m)

BEDROOM TWO

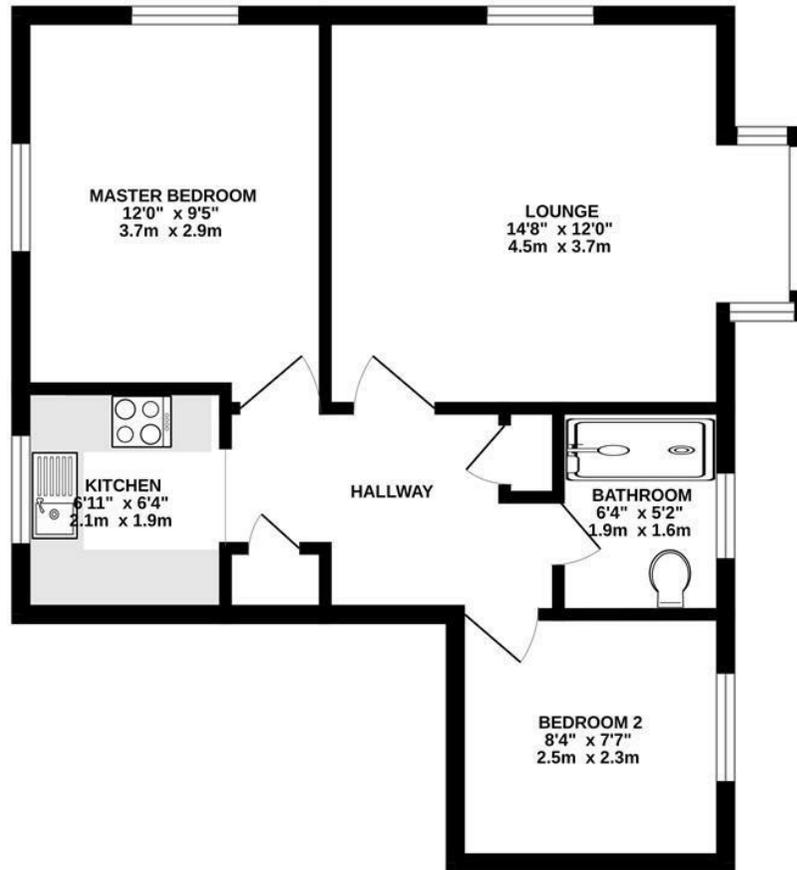
8'4 x 7'7 (2.54m x 2.31m)

BATHROOM

6'4 x 5'2 (1.93m x 1.57m)



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Band

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Why energy efficient? Lower running costs				Why environmentally friendly? Lower CO ₂ emissions			
101-155 kWh/m ² /yr A				101-155 g/m ² /yr A			
81-100 kWh/m ² /yr B				106-125 g/m ² /yr B			
61-80 kWh/m ² /yr C				126-145 g/m ² /yr C			
41-60 kWh/m ² /yr D				146-165 g/m ² /yr D			
21-40 kWh/m ² /yr E				166-185 g/m ² /yr E			
1-20 kWh/m ² /yr F				186-205 g/m ² /yr F			
1 kWh/m ² /yr G				206-225 g/m ² /yr G			
Not energy efficient - Higher running costs				Not environmentally friendly - Higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



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