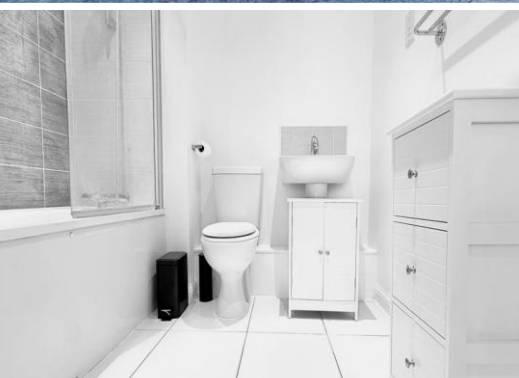




PM ESTATES

Property Sales & Lettings



Newland Avenue

Bishops Stortford, Hertfordshire, CM23 2UW

25% Shared Ownership Available From

£71,250

www.pm-estates.co.uk

Newland Avenue

Bishops Stortford, Hertfordshire, CM23 2UW

Overview

- 25% Shared Ownership
- Ground Floor Apartment
- Modern Interior Design
- Two Bedrooms
- Fully Fitted Kitchen
- Kitchen Appliances
- Family Sized Tiled Bathroom
- Two Allocated Parking Spaces
- Popular Location
- Energy Rating: B
- Council Tax Band: C



Description

PM Estates are delighted to introduce this immaculately presented 2 double bedroom ground floor apartment to the sales market. This is one of the rare properties on the development to have entered the sales market whereby this luxury home has been built to the highest standards with modern living in mind.

This new but now well-established development is without a doubt one of the most sought-after residential locations within Bishops Stortford due to its quality of finish matched with its close proximity to the town centre as well as the mainline rail station which is located just 1.9 miles from the development offering direct services into Stansted Airport, London Liverpool Street and Cambridge City Centre.

This ground floor apartment is complete with a sizable open plan living/ fully fitted kitchen area complete with appliances inclusive of a full-size dishwasher. The kitchen is complete with tiled flooring. The living area is home to grey-coloured laminated floorings which work in tandem with the neutral tones across the walls, creating a modern yet welcoming reception area.

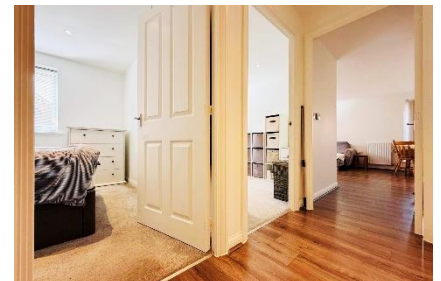
The property comprises of two double bedrooms, each with grey-coloured carpets in keeping with the décor throughout. The family bathroom on offer here is complete with a 3-piece suite with both bath and shower facilities. This property is also complete with 2 allocated parking bays for your convenience.

The rent payable on the remaining share is £7,700 per year, which equates to £672.63 per calendar month.

The service charge amount is £120.05 per month, along with insurance charge of £39.21 per month, a management charge of £18.33 per month and a reserve charge of £37.43 per month.

In line with schedule 9 of the lease named (Staircasing Provisions) at any time, the leaseholder can contact the landlord to put forward a request to purchase more percentages of the property total. Currently 25% share for £71,250. Following the request from the leaseholder, the landlord will seek a valuation from a valuer to obtain a figure to be put forward back to the leaseholder to confirm a valuation. No restrictions on the amount a leaseholder can purchase, so a leaseholder could potentially ask to purchase the remaining 75% to own 100% of the property.

Call us today to book your viewing appointment and avoid disappointment – 01279 654646.



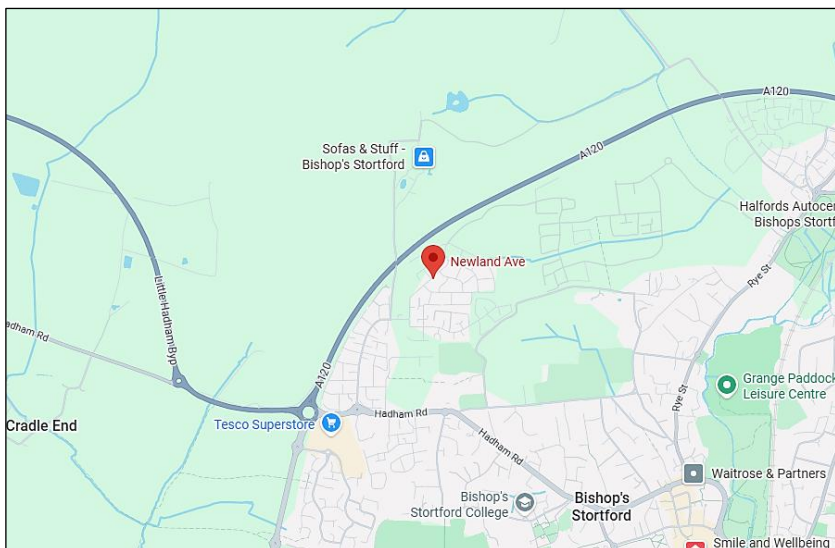
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Stortford Fields development is approximately a mile from the town centre of Bishops Stortford itself which offers a wide variety of pubs and restaurants. There are also various leisure, sports and health facilities such as the Nuffield Health Gym Complex & Spa as well as some of the best schools and colleges in the country such as the globally renowned Hockerill College. The property is conveniently located close to local parks, well regarded schools and range of amenities including Tesco and Costa Coffee which is approximately a mile away.

Bishops Stortford is an historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links into the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.

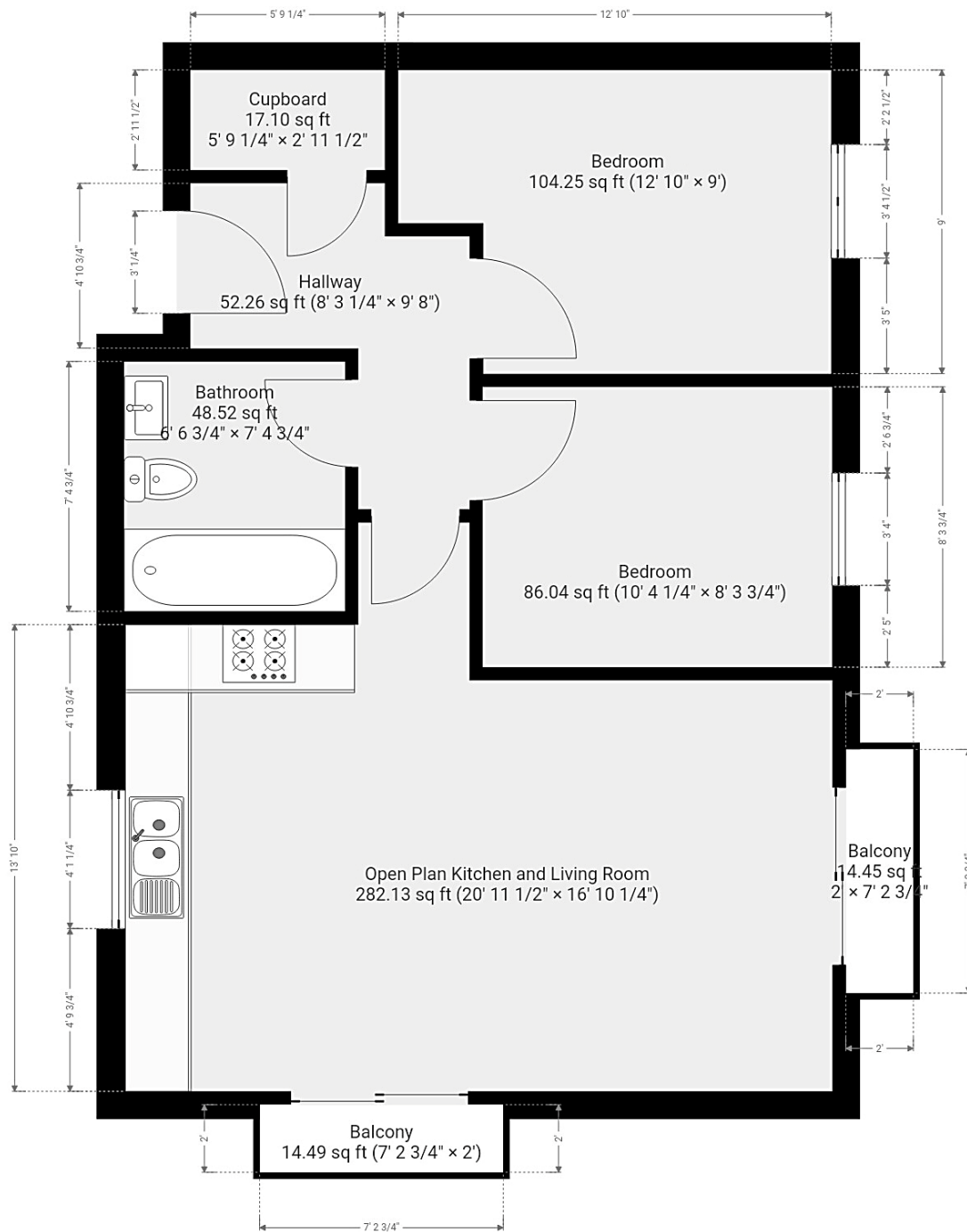


Directions

From our office, 7 Riverside Walk, South Street, Bishop's Stortford

- Exit the car park towards Riverside/A1059
- Turn left onto Riverside/A1059
- Turn right onto Adderley Rd/A1059
- Turn left onto The Causeway/A1250
- At the roundabout, take the 2nd exit onto Link Rd/A1250
- Go through 1 roundabout
- At the roundabout, take the 2nd exit onto Hadham Rd/A1250
- Go through 1 roundabout
- At the roundabout, take the 3rd exit onto Newland Avenue

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

Tel: 01279 654646

Email: sales@pm-estates.co.uk

www.pm-estates.co.uk

PM Estates wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. PM Estates, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of PM Estates has any authority to make or give any representation of warranty in relation to this property.

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