



# PM ESTATES

Property Sales & Lettings



## Starling Court

Bishops Stortford, Hertfordshire, CM23 3BE

Guide Price **£270,000**



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## Overview

- Second Floor Apartment
- Modern Wooden Style Kitchen
- Integrated Appliances
- Open-Plan Living Area
- Two Double Bedrooms
- Family Sized Bathroom and Ensuite
- Secure Allocated Parking Bay
- Town Centre Location
- Walking Distance to Rail Station
- Energy Rating B
- Council Tax Band C
- Rental Investment yields in excess of 7.11%



## Description

PM Estates are pleased to introduce this well-presented second floor two bedroom, two-bathroom apartment to the sales market.

This property is situated within the highly sought-after John Dyde Close development within the town centre of Bishops Stortford. The property is finished to a high specification throughout and is within 424ft to the mainline rail station itself, offering direct services into Stansted Airport, London Liverpool Street and Cambridge city centre, lending itself to city professionals and airport commuters alike.

The property comprises of a spacious, bright and airy open plan living area which flows directly on to a fully fitted wood-effect kitchen with neutral tones throughout and ample space for appliances whereby the property benefits from an integrated fridge/freezer and oven with extractor. The living area is complimented with double doors leading out onto a private balcony area, overlooking the communal gardens and canal.

The property has two double sized bedrooms, with the master room having the added benefit of an ensuite shower room, in addition the property boasts an exceptionally large and tiled family sized bathroom complete with bath and shower facilities as well as two purpose-built storage cupboards along the hallway itself with ample space for everyday household items. Also, on offer here is the added luxury of a secure allocated parking space, as well as visitors parking also available within the development itself.

The John Dyde Close Development is located within the very heart of Bishops Stortford's cosmopolitan town centre and is just a short walk away from many of the town's most popular amenities such as the Nuffield Health Centre & Spa, and the M&S Food Hall on its very doorstep.

For investors, this will prove to be an ideal choice providing a healthy rental yield in excess of 7.11% based on a rental figure of £1,600 per calendar month, with tenants currently in situ, however, would vacate if purchased by an owner occupier.

There are also a healthy 104 years remaining on the lease. The ground rent is £325 per year (apartment is £250 and for the parking space is £75) and the service charge last year was £2,915.74.

Call us today to book your viewing appointment and avoid disappointment!



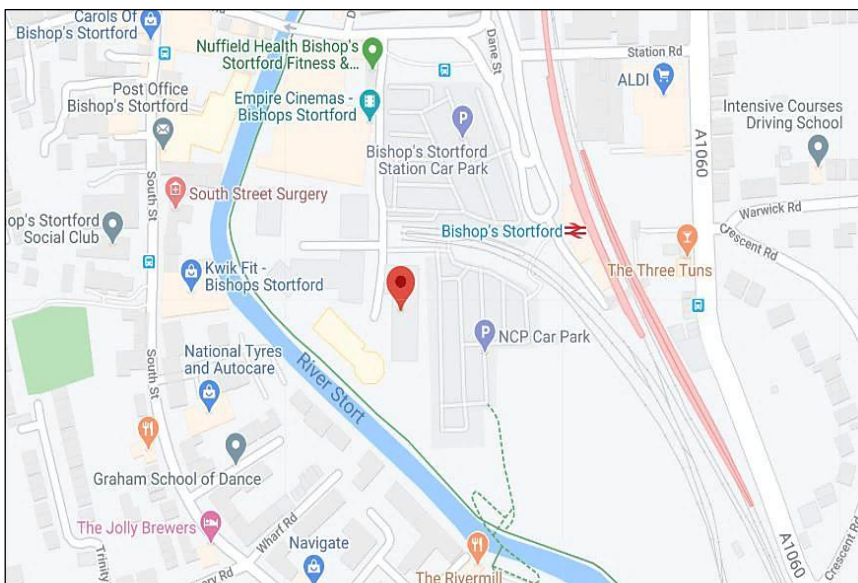
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Bishops Stortford is a 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 in to 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**

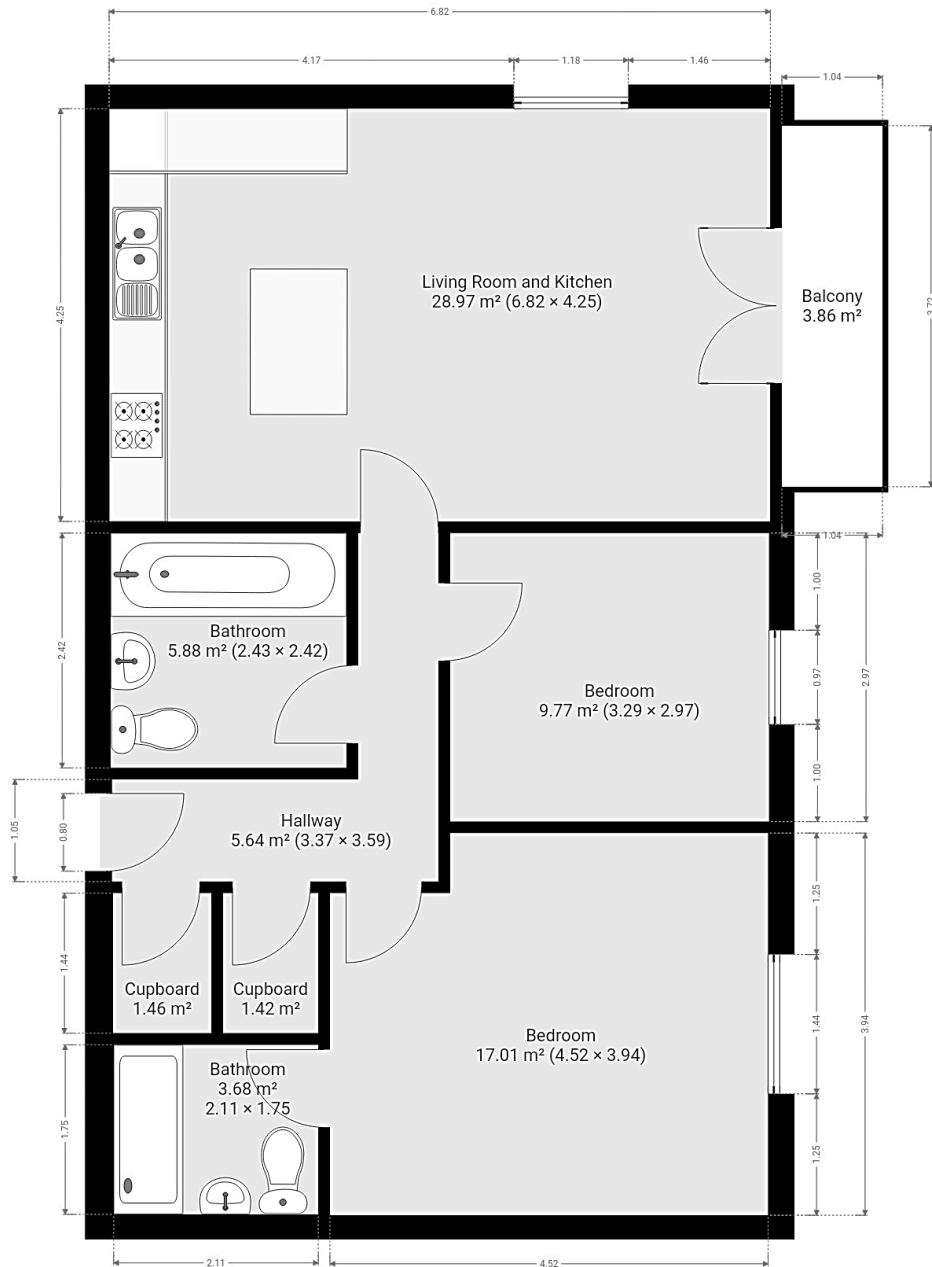
From our Office:

### **PM Estates**

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

- Walk south on Riverside/A1059 towards Station Rd/B1383  
230 ft
- Turn left onto Station Rd/A1059  
322 ft
- Turn right onto Anchor St  
436 ft
- Turn left  
233 ft
- Turn right 43 ft  
Starling Court, CM23 3BE

# Floor Plan



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

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