

LEASEHOLD



Apartment (EPC Rating: C)

MITRE GARDENS, LONDON ROAD BISHOP'S STORTFORD

CM23 3NX

Price Guide

£250,000

- GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- KITCHEN
- BATHROOM
- ALLOCATED PARKING + VISITORS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EASY WALKING DISTANCE TO THE TOWN CENTRE AND STATION
- NO ONWARD CHAIN



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C

2 Bedroom Apartment located in Bishop's Stortford

****BEING SOLD WITH NO ONWARD CHAIN**** A spacious well maintained two double bedroom, ground floor apartment within easy walking distance of Bishop's Stortford town centre and railway station. The accommodation comprises large lounge/diner, kitchen, 2 bedrooms and bathroom. Outside to the property are communal gardens and one allocated parking space along with visitor's parking. Additional benefits include gas central heating and double glazing throughout.

SITUATION

Only a short walking distance away is the busy market town of Bishop's Stortford offering an excellent range of amenities, including multiple shopping facilities, schooling for all ages and many sports and social facilities. There is also a mainline railway station with connections to London Liverpool Street. The M11 intersection, just outside the town offers connections to London and the M25 orbital motorway. London's third International Airport is at Stansted only 10 minutes drive away.

GROUND FLOOR

COMMUNAL ENTRANCE

Steps leading to the main entrance door with intercom system.

APARTMENT

Front door leading to:

ENTRANCE HALL

Storage cupboard, radiator, entry phone, doors off to:

LOUNGE/DINER

17'3" x 10'3"

Double glazed windows to the front and side aspects, T.V. & telephone points, radiator.

KITCHEN

8'4" x 6'11"

Fitted with a range of base and eye level units with roll edge working top surfaces over, inset stainless steel sink with mixer tap, built-in electric oven with gas hob and integrated extractor fan over, tiled splash backs, space for washing machine, fridge/freezer, wall mounted gas boiler, window to the front aspect, vinyl flooring.

BEDROOM 1

13'8" x 11'5"

Built-in wardrobe with sliding doors, fitted cupboards and drawers window to the front aspect, radiator.

BEDROOM 2

11'8" x 8'3"

Fitted wardrobes and drawers, window to the front aspect, radiator.

BATHROOM

Low flush WC, pedestal wash hand basin, panel enclosed bath with shower over, rail and curtain, part tiled walls, vinyl flooring, radiator.

OUTSIDE

PARKING

Allocated parking space along with additional visitor's parking

GARDENS

Communal gardens.

LEASE DETAILS

LEASE: 95 years remaining

GROUND RENT: £250 p.a.

SERVICE CHARGE: £1585 p.a.

BUILDING INSURANCE: £455 P.A.

LOCAL AUTHORITY

East Herts District Council

Tax Band: C

£2,079.67 p.a.

AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending



purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

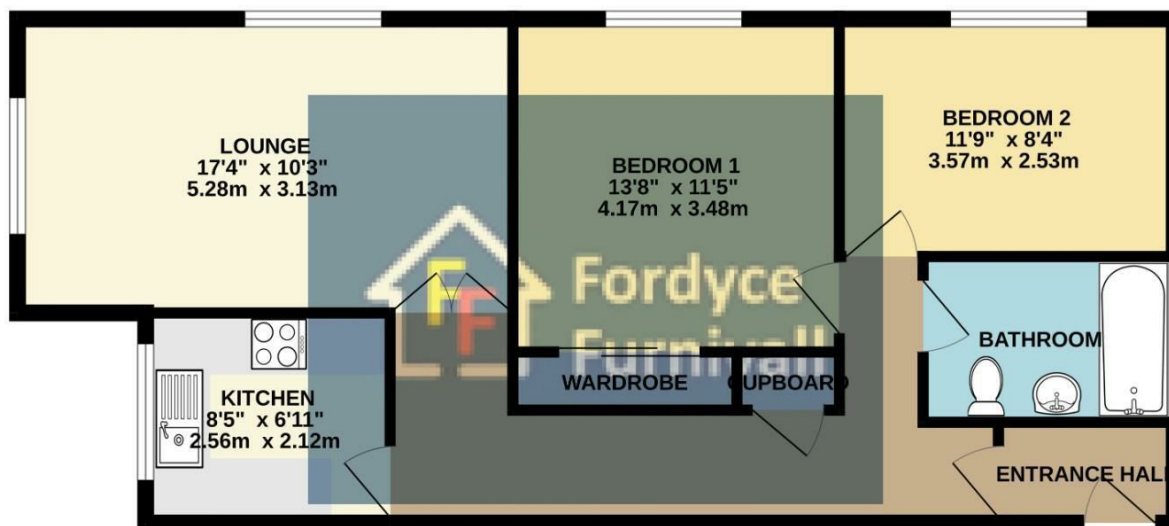
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.

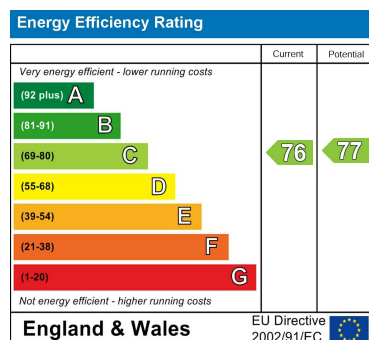


TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.