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Permit  
holders  
parking only  
past this point  
Mon - Sat  
8 am - 8 pm

PESTELL & Co  
ESTABLISHED 1991

## 5 St. Augustine Court, Stort Road, Bishops Stortford, Herts.

OFFERS IN EXCESS OF - £250,000

*A pleasantly presented 2 bedroom second floor apartment, ideally centrally located a very short distance to the town centre and train station. The internal accommodation consists of an entrance hallway, open plan living space into a kitchen, the two bedrooms and a bathroom. The property offers an allocated parking space in a gated parking area.*

Secure main front door into communal entrance way, with stairs up to the second floor and private front door into:

### **ENTRANCE HALLWAY:**

Wood effect laminate flooring, storage cupboard (housing a 'Combi' boiler), radiator, loft access (ladder) and two ceiling light points. Doors to all rooms.

### **LIVING/DINING ROOM - 4.85m x 4.78m**

Wood effect laminate flooring, Juliet balcony to front, two radiators and two ceiling light points. Open into:

### **KITCHEN - 5.38m x 3.56m**

Wood effect laminate flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in oven, four ring gas hob with extractor over, integrated fridge/freezer, washing machine and dishwasher and spotlights.



**BEDROOM 1 - 5m x 3.89m**

Wood effect laminate flooring, Juliette balcony to front, radiator and ceiling light point.

**BEDROOM 2 - 3.45m x 3.23m**

Wood effect laminate flooring, window to front, radiator and ceiling light point.

**BATHROOM:**

Fully tiled, inset bath with shower attached, wash hand basin, low level w.c.. Opaque window to rear, heated towel rail, extraction fan and ceiling light point.

Secure gated access to a allocated parking space.

*Lease Details - 107 years remaining*

*Ground rent is £350 per year*

*Service charge is: approx. £2,039 per annum*



FULL ADDRESS

5 St. Augustine Court, Stort Road, Bishops Stortford, Herts, CM23 3GD.

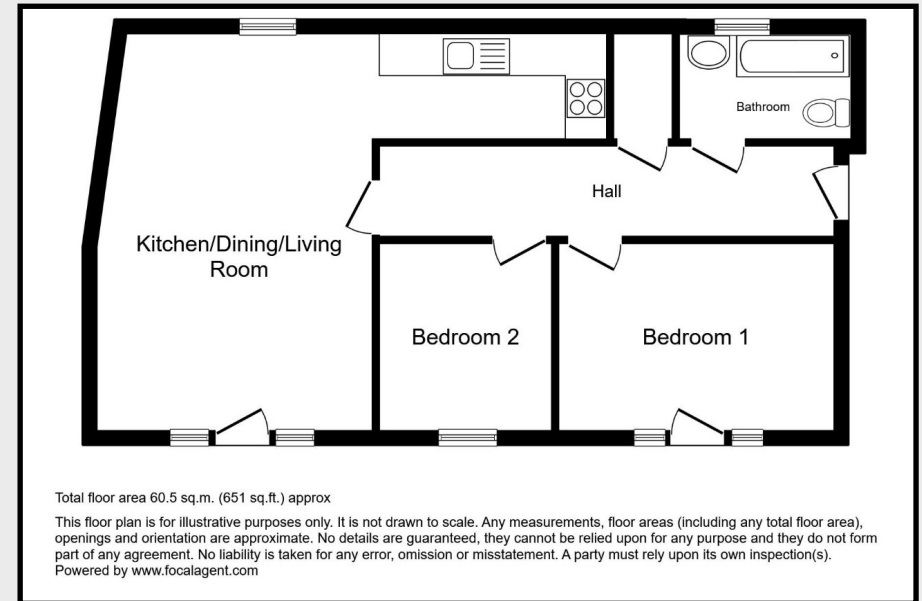
LOCAL AUTHORITY

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX BAND

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.