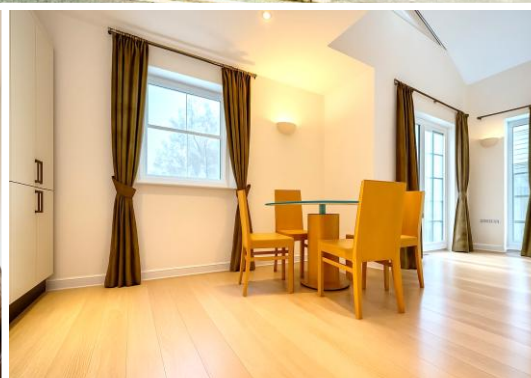




PM ESTATES

Property Sales & Lettings



St Stephens Court
Silver Street, Stansted, CM24 8GA

Guide Price of **£325,000**

www.pm-estates.co.uk

St Stephens Court

Silver Street, Stansted, CM24 8GA

Overview

- Duplex Apartment
- Modern Interior Design
- Two Double Bedrooms with the Master Room set across a unique mezzanine-style floor
- Open-Plan Living Area
- Fitted Kitchen with Integrated Appliances
- Family Sized Tiled Bathroom
- Ensuite Shower Room
- Access to Communal Gardens
- Popular Development
- Close to Local Amenities
- One Allocated Secure Parking Space
- Energy Rating C
- Council Tax Band E
- Rental Investment with yields in excess 6.27%



Description

PM Estates are pleased to introduce this two-bedroom duplex apartment, situated within the prestigious St Stephens Court Development in the historic village of Stansted Mountfitchet.

This apartment has an abundance of natural light on both floors, which enhances the ultra-modern styling throughout. This is emphasized by the striking features and high specification fixtures and fittings.

The highlight within this property is the vast, open-plan and stunning living area, which is finished with oak wooden styled flooring and features a fully fitted kitchen with integrated SMEG branded appliances and a feature turquoise colour palette, which makes this area perfect for entertaining.

The apartment offers a unique ensuite bedroom set on a mezzanine-style floor above the main living space. The room is open and bright, with a glass balustrade overlooking the living area, which gives the home real height and a sense of space. This is a true mezzanine layout rather than a standard first floor, so the upper level feels private but still connected to the rest of the apartment. The bedroom is generously sized, with its own ensuite and practical access from the landing area.

This apartment is the only one in our portfolio that offers this level of access. It has two independent entrances, one into the main living space at ground level and another directly into the mezzanine master suite. Both floors are served by the lift from the basement car park and the ground floor communal area. It creates a layout that is genuinely distinctive, offering privacy, flexibility and a sense of exclusivity that you simply do not find elsewhere.

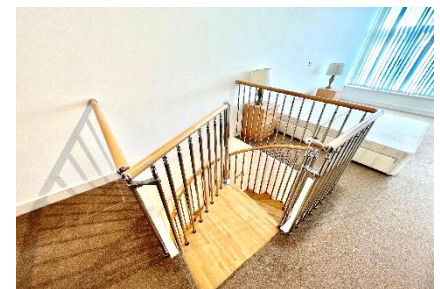
The development is close to various local amenities and is 1.6 miles from Forest Hall School. The mainline rail station, which offers direct services to London Liverpool Street and Stansted Airport, is a convenient 8-minute walk making this stunning apartment perfect for families and single professionals alike.

Rental Income and Yield Information

The property is currently let at £1,700 per calendar month to a working professional tenant who intends to remain long term. Based on a purchase price of £325,000, the rental income produces a gross yield of 6.27 percent. After accounting for the annual service charge of £2,810.30 and the current ground rent of £685.86, the adjusted net yield is approximately 5 percent. The water bills are also inclusive within the service charges.

Void periods have historically averaged only three days between tenancies since 2008, highlighting strong demand and consistent occupancy. All compliance certificates are in place.

The ground rent is payable to the freeholder and currently includes the building insurance premium. The most recent annual payment was £685.86.



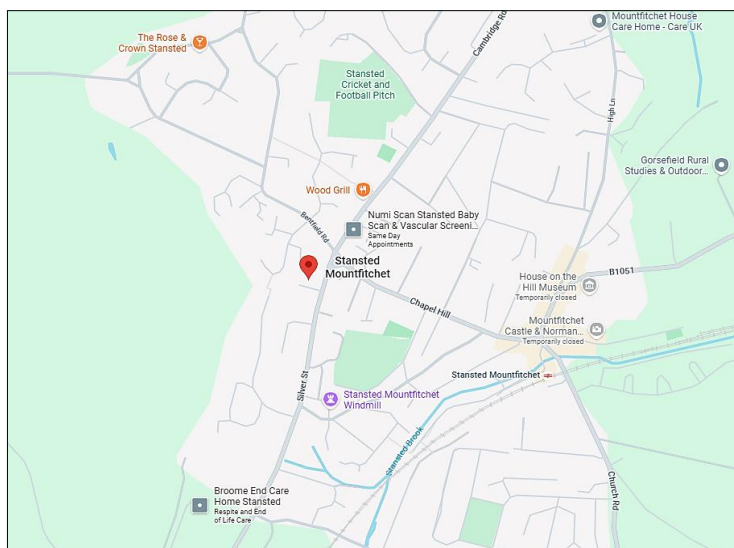
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Stansted Mountfitchet is a historic village that dates back to the Roman era. It is recognized by its large windmill, which can be seen throughout Stansted and was constructed in 1878. Most famously known for London's Stansted Airport, which is one stop away on the train, or just a 10-minute bus journey. Despite the close proximity to the airport, Stansted is one of the only places within the surrounding area that has no flight paths, enhancing its quiet and picturesque village atmosphere.

Stansted Mountfitchet has grown into a highly sought-after village, with a strong mix of families and commuters. The station provides direct services to Cambridge, London Liverpool Street and Stansted Airport. Local bus routes run frequently between the village, Bishops Stortford, Saffron Walden and the airport, offering dependable public transport options. The village has cafés, independent shops and everyday amenities, while Bishops Stortford is only three miles away with a large shopping centre, restaurants, bars and a weekly market that reflects the area's historic character.

Call us today to speak to our team & book your appointment to view – 01279 654646

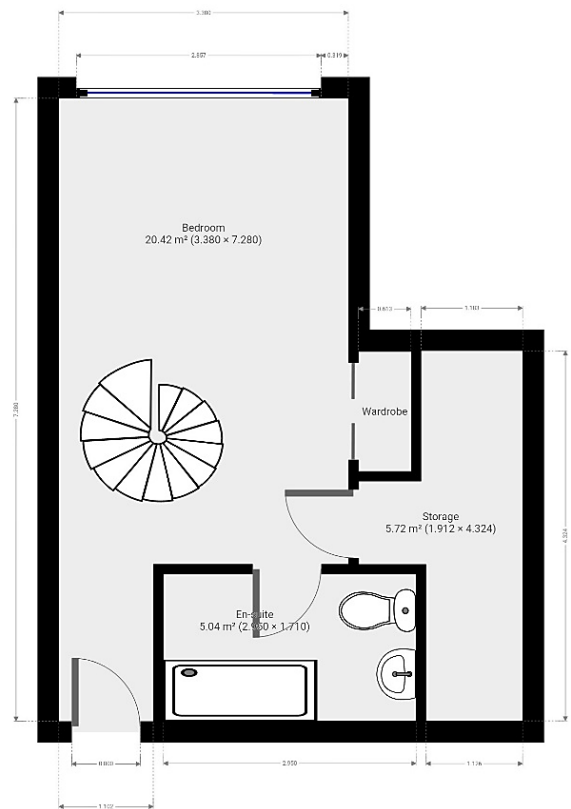
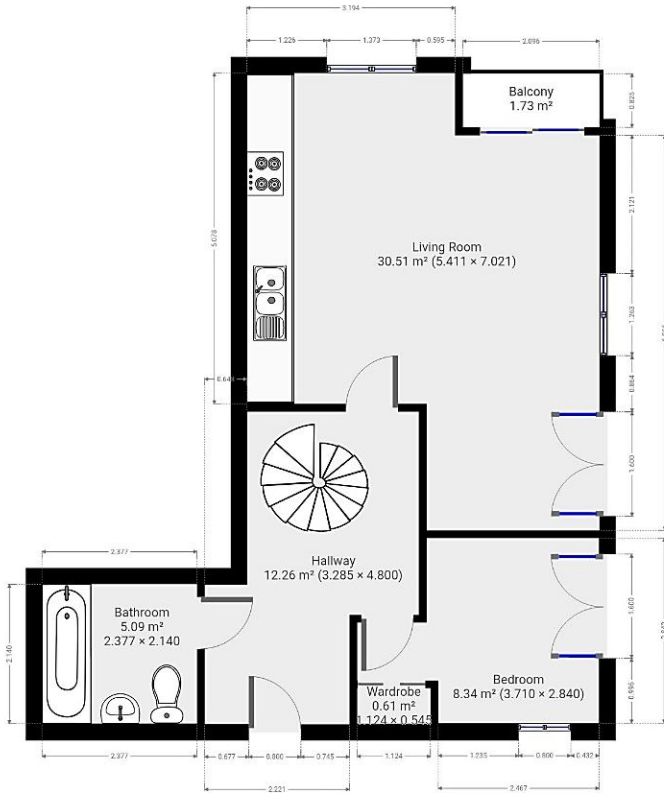


Directions

From our office:

- Turn right on Adderley Road (A1059)
- At the traffic lights, turn right onto the causeway (A1250).
- At the roundabout, take the first exit to continue straight on Hockerill Street.
- At Hockerill Street traffic lights, turn left on to Stansted Road (B1383) continue straight for 1.3 miles.
- At the roundabout, take the second exit to continue on Stansted Road for 1.4 miles.
- Upon entering Stansted, you will see the Cock Inn Pub to your left, St Stephens Court is located directly after the pub entrance, opposite Lindon House Hotel.

Floor Plan



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