



# PM ESTATES

Property Sales & Lettings



## Red Lion Court

Bishops Stortford, Hertfordshire, CM23 3YL

Guide Price of **£185,000**

# Red Lion Court

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## Overview

- First Floor Apartment
- Modern Interior Design
- Large Lounge Area
- Fitted Kitchen with Appliances
- Family Sized Bathroom
- One Double Bedroom
- Close Proximity to Mainline Rail Station
- Energy Rating C
- Council Tax Band B
- Investment opportunity offering a potential yield in excess of 7.14%



## Description

PM Estates are pleased to introduce this first floor one-bedroom apartment within the popular Red Lion Court Development of Bishops Stortford's Town Centre, to the sales market.

The property comprises of a spacious living area which is complete with a large window overlooking the communal gardens, which creates a light and airy feel into the room. The living area then flows directly on to a fitted kitchen area complete with undercounter appliances inclusive of a washing machine, fridge freezer and oven with hob.

The bedroom is double in size, with the room complete with carpet and has been decorated in neutral colour tones. This property also benefits from an allocated parking space within the development.

For investors, this property is an ideal choice due to its low service charge of £1,781.41 per annum as well as a peppercorn ground rent as the lease was extended to 189 years from 25<sup>th</sup> December 1985.

There is currently a tenant in situ paying £990 per calendar month, however in the current rental climate, could achieve a healthy 7.14% rental yield based on a rental figure of £1,100 per calendar month.

The Red Lion Court Development is just a short walk from a range of local amenities. Residents enjoy easy access to both the Nuffield Health and Snap Fitness gym complexes, as well as Sainsbury's, Aldi, and Tesco Express for all shopping needs. For entertainment, the Ace of Lanes bowling alley and a local cinema are right on your doorstep. Bishops Stortford also boasts a cosmopolitan selection of eateries and a choice of traditional pubs, all within walking distance.

**Call us today to book your viewing appointment on 01279 654646**



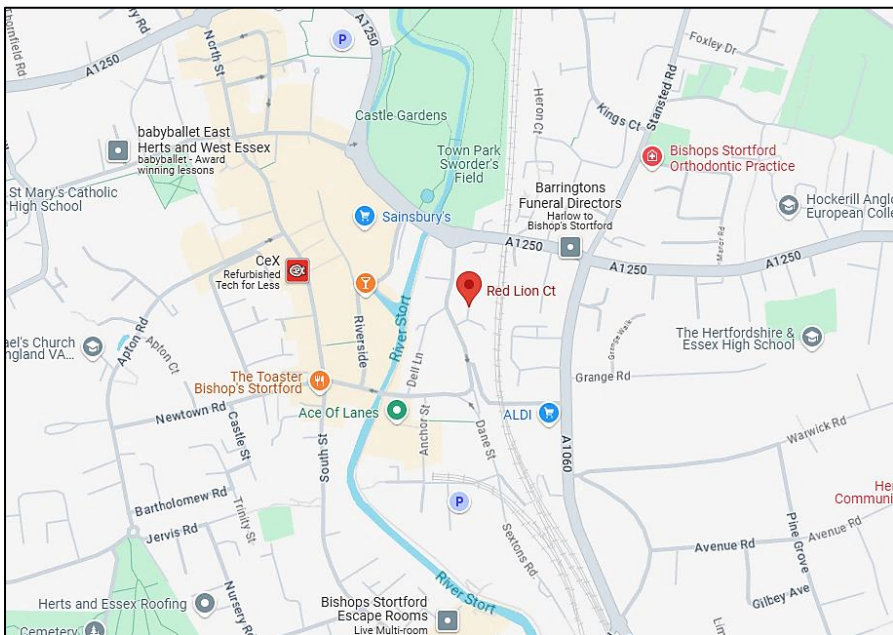
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bishops Stortford is an historic market town with a great deal to offer. It is strategically located close to Stansted Airport, equidistant between London and Cambridge.

The Red Lion Court Development is within close proximity to the mainline rail station which offers direct services to London Liverpool Street, Stansted Airport and Cambridge City Centre.

It has 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.

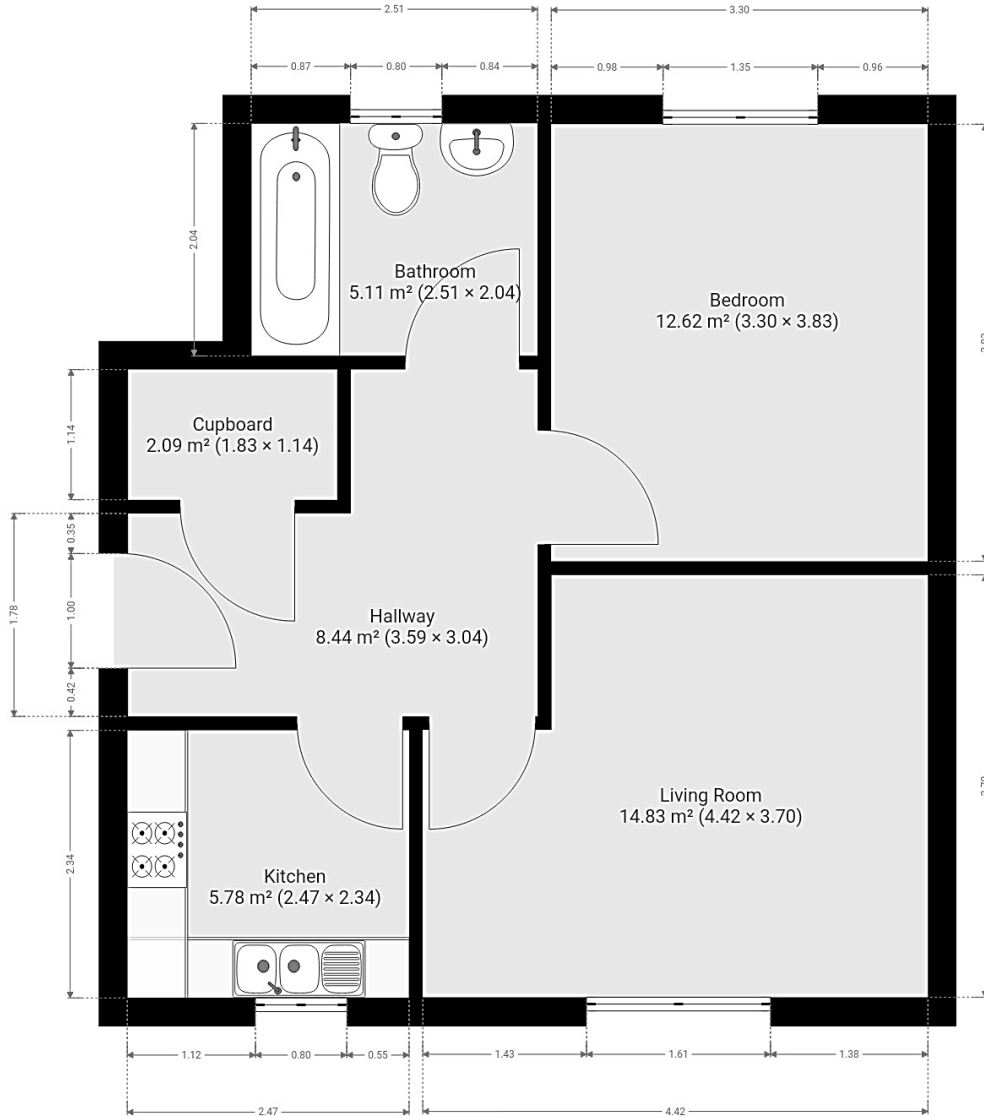


### Directions

From the PM Estates office:

- Turn right on to Riverside
- Take the first left on to station road
- After 331 feet, turn left on to Dane Street
- Take the first left onto the Red Lion Court development

# Floor Plan



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

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