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LEDNOR & COMPANY

Established 1986

Independent Estate Agents and Valuers

7 Chantry Mount, Chantry Road, Bishop's Stortford, Hertfordshire, CM23 2SE

Guide price £375,000

An impressive two-bedroom top-floor apartment forming part of a former Victorian school building, occupying a sought-after position on the north-west side of town. The property combines character and spacious accommodation with the benefits of modern living and is offered with a share of the freehold and no ground rent.

The well-presented accommodation includes two double bedrooms, a fitted kitchen with integrated electric oven, hob and extractor, a large separate sitting room and a bathroom. Further benefits include well-maintained communal gardens with a delightful sun terrace, private residents' parking and a garage en-bloc.

A superb opportunity for a first-time buyer, professional couple or investor seeking a spacious and conveniently positioned home.

The Council Tax Band is C / The EPC Rating is E

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Entrance Hall
With doors to all rooms, consumer unit and access to the loft space.

Open Plan Kitchen/Dining Room
17'8" max x 14'3" m max (5.40m max x 4.36 m max)
Includes a fitted kitchen with wall and base units and space for a dining table. The kitchen has;

- An integrated electric oven with electric hob and extractor over
- Space for a washing machine
- Space for a tall fridge/freezer

Sitting Room
17'0" x 12'11" max (5.19m x 3.96m max)

Bedroom 1
14'10" max x 13'10" max (4.53m max x 4.22m max)
Double bedroom with wardrobe cupboard, airing cupboard housing hot water cylinder and eaves storage.

Bedroom 2
12'11" x 11'4" (3.96m x 3.47m)
Double bedroom.

Bathroom
7'8" x 5'6" (2.34m x 1.70m)
Bath with wall mounted electric shower over, vanity unit with basin, heated towel rail and WC.

Communal Gardens
Well maintained communal gardens including a sun terrace. The apartment benefits from a garage en bloc and private off road parking for the residents.

Tenure & Charges
This apartment benefits from a share of the freehold so there is no ground rent payable. The remaining lease term is 104 years and the current service charge is £200 per month.

Garage En-Bloc
15'5" x 8'3" (4.72m x 2.53m)
Single garage with up and over door.

Disclaimer
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.
We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor.
MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

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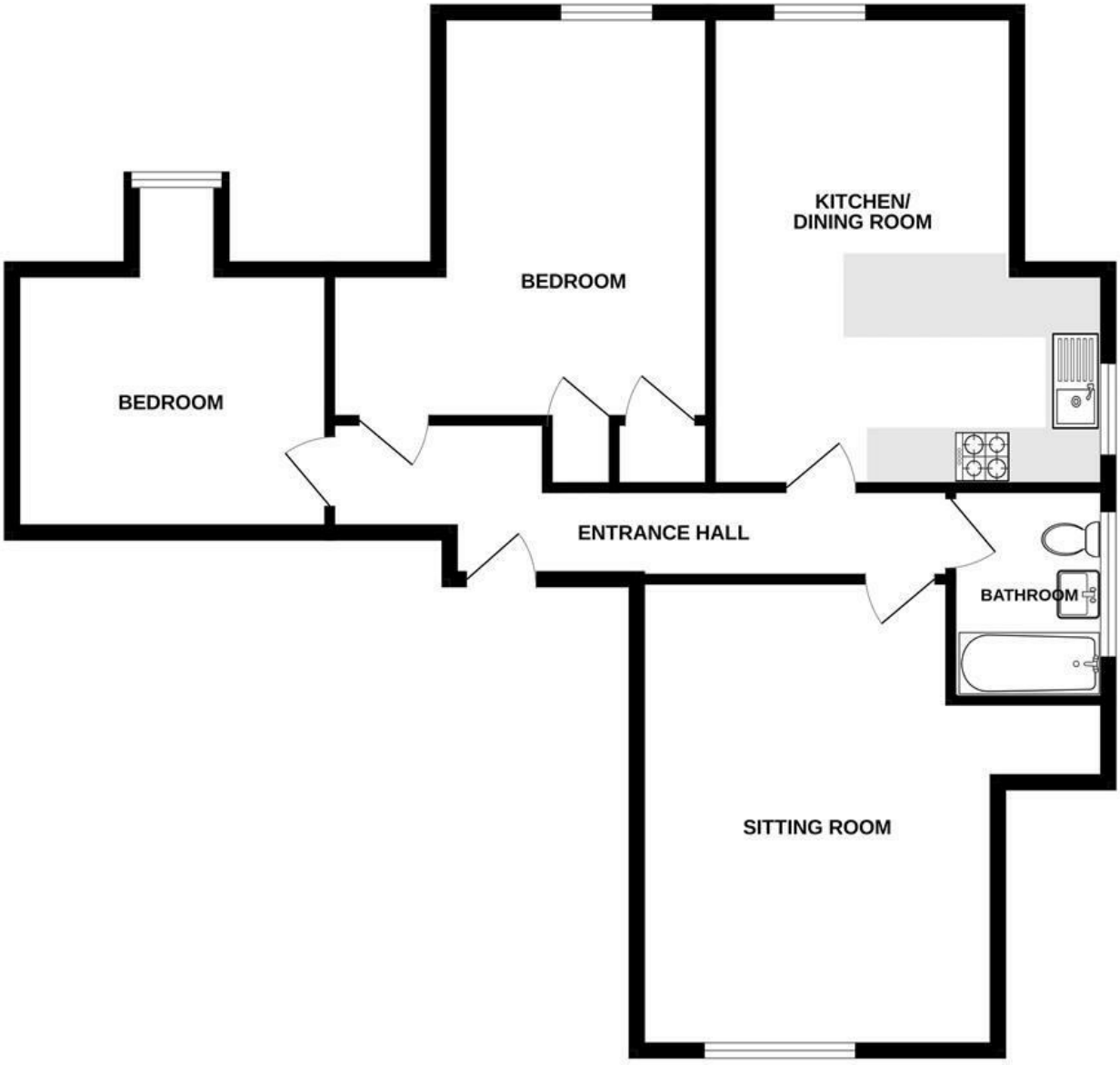
SECOND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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