



# PM ESTATES

Property Sales & Lettings



## Carriage House

Bishops Stortford, Hertfordshire, CM23 3FW

£1,300<sub>PCM</sub>

# Carriage House

Bishops Stortford, Hertfordshire, CM23 3FW

## Overview

- Ground Floor Apartment
- One Double Bedroom
- Open-Plan Living Area
- Modern Fitted Kitchen
- Integrated Appliances
- Family Sized Tiled Bathroom
- Offered Unfurnished
- Town Centre Location
- Energy Rating C
- Council Tax Band B



## Description

PM Estates are pleased to introduce this ground one bedroom apartment within Carriage House, of the Goods Yard Development situated in the town centre of Bishops Stortford and within a commute of less than a minute to the mainline rail station, offering direct services into London Liverpool Street, Stansted Airport & Cambridge City Centre - lending itself to city commuters and airport professionals alike.

This apartment is now offered to the rental market complete with contemporary fixtures and fittings with a spacious open-plan living area leading onto a fully fitted and stylish kitchen area complete with integrated Zanussi appliances inclusive of a full-size dishwasher. The area boasts neutral décor and herringbone flooring throughout. The developer has built the property with a variety of pioneering initiatives with preinstalled Ultrafast broadband ready, Carbon reduction, resource efficiency and energy efficient ultra-modern heat recovery system.

The double sized bedroom is complete with neutral grey-coloured carpets and a built-in wardrobe for convenience with full size floor to ceiling mirrors. The property also boasts a fully tiled family sized bathroom with both bath and shower facilities.

The Goods Yard Development is situated just a stones' throw away from many of the town's local amenities such as the Nuffield Health Gym & Spa complex, the locally renowned and ever popular South Street Pantry tearoom as well as the M&S Foodhall to name but a few. If you are in search of fine dining then look no further than the Skew Restaurant and Grill located less than a minute away from the property itself, home to its own champagne and oyster bar. You certainly won't be short of things to do in and around Bishops Stortford!

Call us today to avoid disappointment – 01279 654646



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75   C  | 75   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. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links in to 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.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.

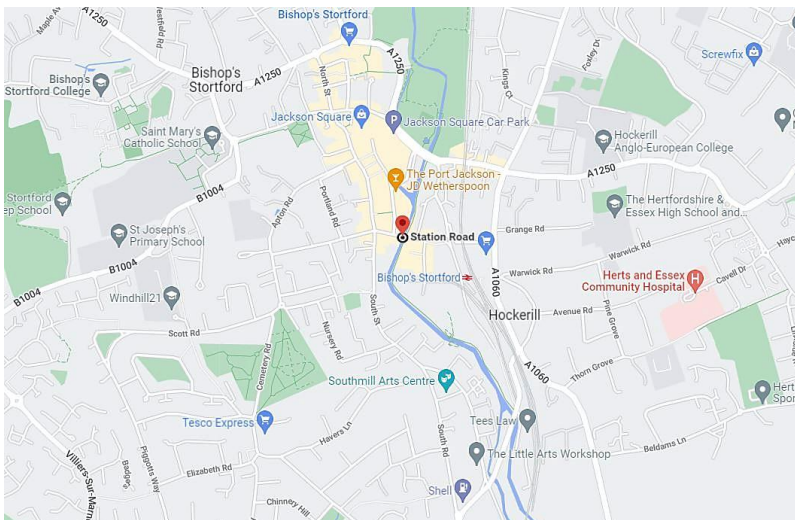


## Directions

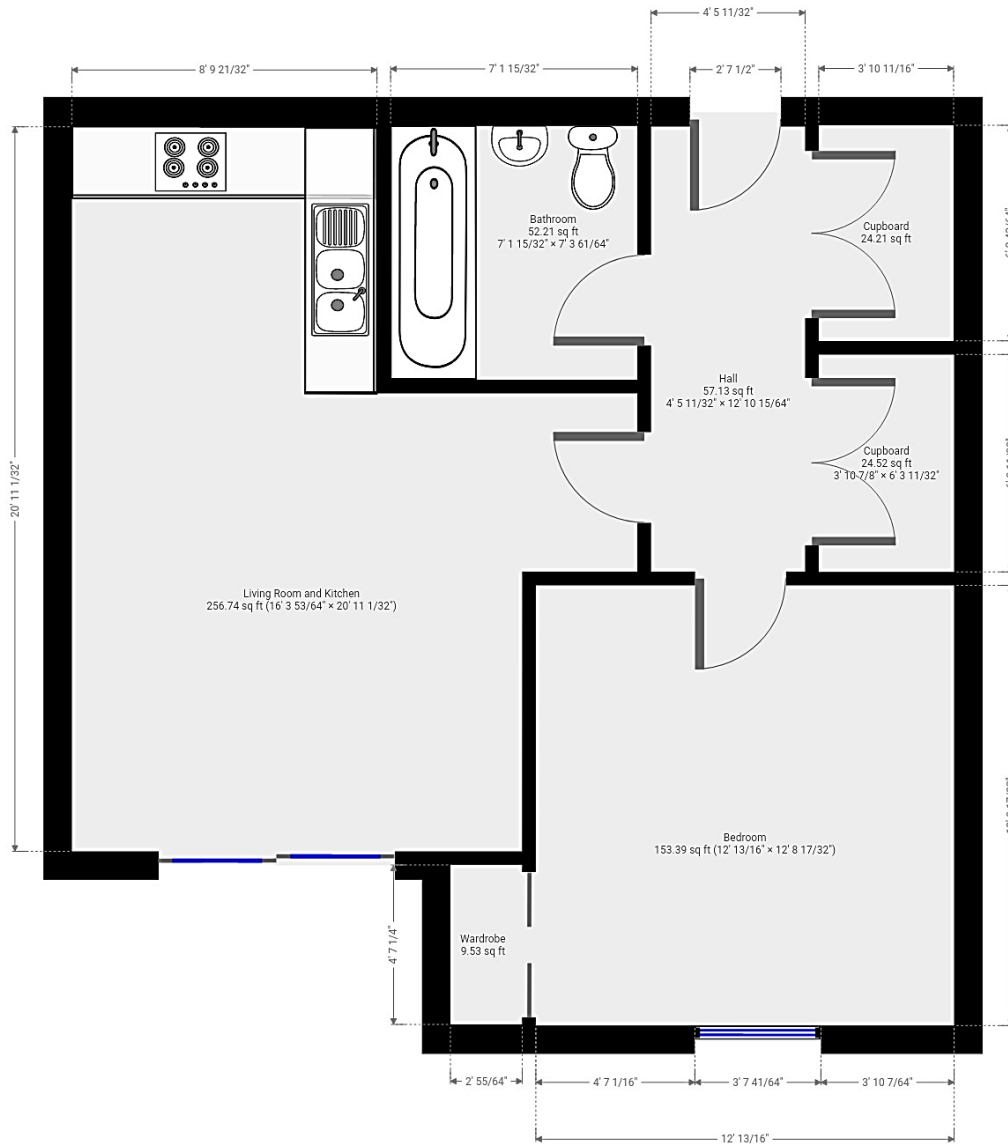
From our office address, which is 7 Riverside Walk, South Street, Bishop's Stortford:

PM Estates  
7 Riverside Walk, South St, Bishop's Stortford  
CM23 3AG

- Head east towards Riverside/A1059
- Turn left onto Riverside/A1059
- Turn right onto Adderley Rd/A1059
- Turn right onto The Causeway/A1250
- At the roundabout, take the 2nd exit onto Dane St/A1059
- Slight left onto Dane St
- Slight left at Morton Peto Rd



# Floor Plan



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

Tel: 01279 654646

Email: [info@pm-estates.co.uk](mailto:info@pm-estates.co.uk)

[www.pm-estates.co.uk](http://www.pm-estates.co.uk)

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