LEASEHOLD







Apartment (EPC Rating: B)

JOHN DYDE CLOSE

BISHOP'S STORTFORD

CM23 3BS

Fixed Asking Price

£260,000

- 2 DOUBLE BEDROOMS
- CORNER APARTMENT
- THIRD FLOOR
- LOUNGE/DINER/KITCHEN
- BATHROOM
- SECURE ALLOCATED PARKING SPACE
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WELL PRESENTED

Fordyce Furnivall
Residential Sales & Letting Agents

2 1 1 B

2 Bedroom Apartment located in Bishop's Stortford

A spacious and well presented two double bedroom apartment situated in the heart of the busy market town of Bishop's Stortford only a few minutes walk from the railway station and shops. The accommodation comprises entrance hall with storage cupboard and laundry cupboard, open plan kitchen/lounge/diner, 2 double bedrooms (dressing area in the master) and a family bathroom. Outside there are attractive communal gardens running alongside the River Stort, secure underground parking space and also visitors parking. Additional features include UPVC double glazing throughout and gas central heating.

SITUATION
The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25 orbital motorway.

GROUND FLOOR

COMMUNAL ENTRANCE
Secure door with entry phone, lift and stairs rising to all floors.

THIRD FLOOR

ENTRANCE HALL
2 x large storage cupboards, secure entry phone, laminate flooring, inset spot lights, door to

OPEN PLAN LOUNGE/DINER/KITCHEN
22'11" x 11'6"
Lounge/Diner: 3.50m x 4.50m (11'5" x 14'9")
UPVC double glazed French doors leading to a Juliet balcony, T.V. point, telephone point, radiator, opening to:
Kitchen: 3.50m x 3.00m (11'5" x 9'10")
Fitted with a modern range of base and eye level units with complementary working top surfaces over, inset stainless steel sink with mixer tap, tiled splash backs surround, built-in oven, inset electric hob with chimney style extractor fan over, space for fridge/freezer, space and plumbing for washing machine, cupboard housing gas boiler, tiled flooring, UPVC double glazed window to the side aspect.

BEDROOM 1
14'3" x 11'0"
UPVC double glazed window to the front aspect, T.V. point, radiator, opening to:

DRESSING AREA
8'2" x 5'6"
Space for fitted wardrobes, radiator

BEDROOM 2
10'7" x 8'6"

BATHROOM
Low flush WC, pedestal wash hand basin with tiled splash backs and shelf over, panel enclosed bath with shower attachment and fully tiled walls, wall mounted corner cupboard with mirrored door, tiled flooring, shaver point, extractor fan, chrome heated towel rail.

OUTSIDE

PARKING
Allocated secure underground parking space and further visitors parking available.

COMMUNAL GARDENS
Various communal gardens with seating overlooking the River Stort.

LEASE DETAILS
Service charge: £233.64 pcm
Lease: 109 years remaining

LOCAL AUTHORITY
East Herts District Council
Tax Band: C
£2,079.67

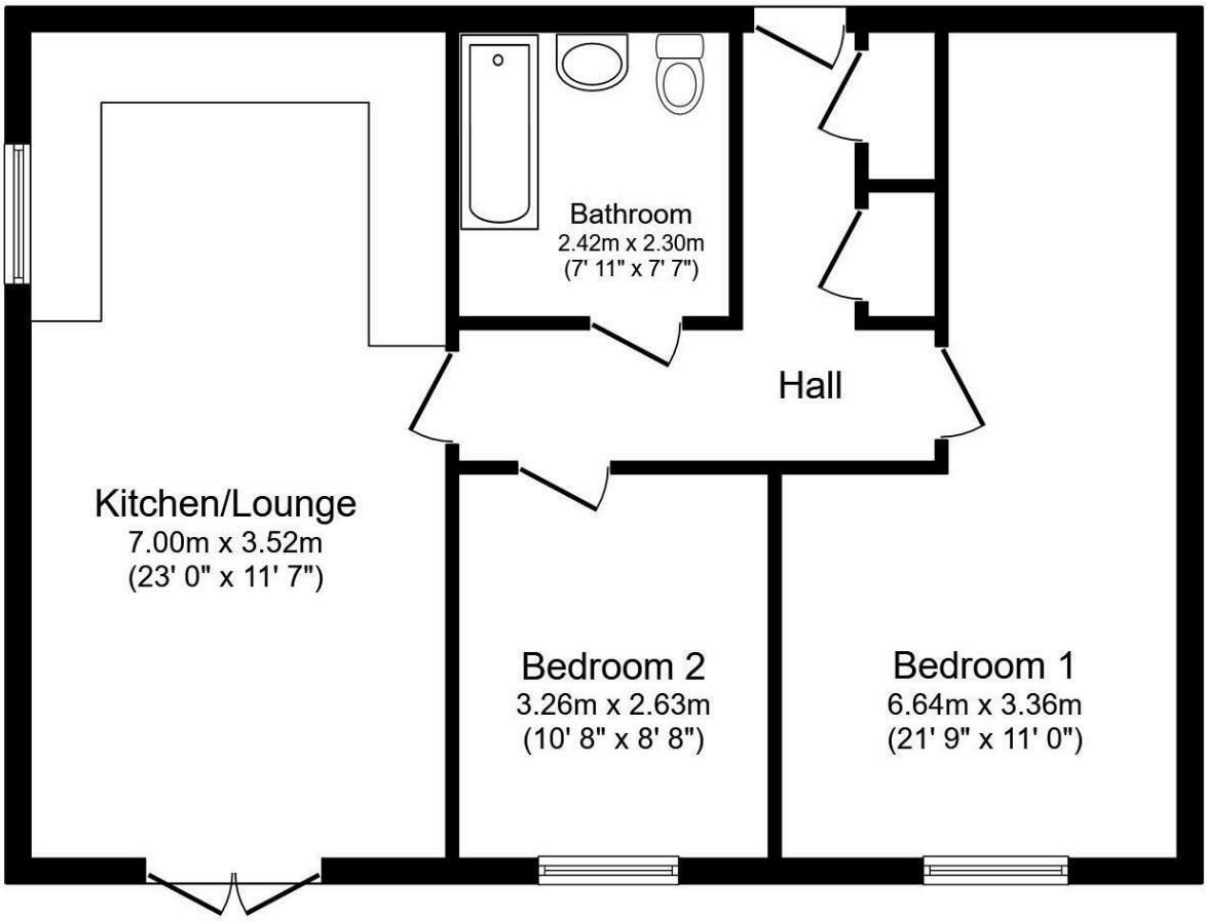
AGENT'S NOTE



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







Floor Plan

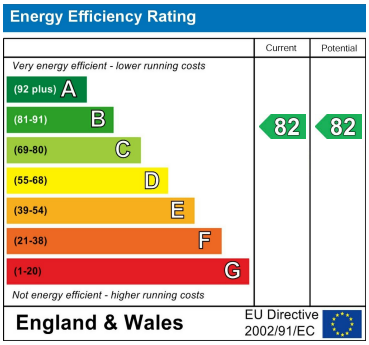
Total floor area 68.0 sq.m. (732 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.