

Established 1986

Independent Estate Agents and Valuers



36, St Catherines Court, Bishop's Stortford, Hertfordshire, CM23 2NE

Guide price £195,000

A spacious and well presented second floor apartment which is located to the front of the building with a pleasant outlook over the communal gardens and Windhill beyond.

This two bedroom apartment is located in a sought after retirement development for the over 60's

The private accommodation consists of a spacious sitting/dining room, kitchen with built-in oven and hob, double bedroom with fitted wardrobes, single bedroom/study and a large shower room with double-width shower cubicle. The apartment benefits from double glazing and modern electric storage heaters.

There are excellent communal facilities that include, Residents lounge with kitchenette, laundry room with high quality washers and dryers, guest suite for overnight visitors, spacious reception area with house manager's office, lift and stairs serving all floors, superbly maintained communal gardens which surround the building and finally, a large car park with resident's parking and spaces for visitors.

St Catherine's Court was constructed in 1991 and has been a popular choice for retired people ever since. It is located in a popular area on the outskirts of the town centre and served by local buses with stops close by. There is also the very useful Stort Shuttle Bus which circulates around the town stopping at various key points including shopping areas, hospital and station.

EPC Band C. Council Tax Band C.

Main Entrance Lobby

Accessed via an entry phone system. doors leads to:

Entrance Hall

A welcoming, carpeted reception area with notice boards, House manager's office. Stairs and lift to all floors.

Private Accommodation

Entrance Hall

Electric storage heater. Hatch to loft space. Wall mounted entry phone. Built-in airing cupboard housing water cylinders.

Walk-In Storage Cupboard

6'2" x 2'8" (1.881 x 0.835)

Light connected. Fitted shelving.

Sitting/Dining Room

19'11" x 12'2" (6.077 x 3.720)

A spacious reception room with plenty of space for lounge and dining furniture.

Double glazed window with fitted shutters to the front aspect. Electric storage heater. TV and telephone points. Door to:



Kitchen

11'1" x 5'10" (3.383 x 1.784)

Fitted with a good range of units which incorporate: Four ring electric hob, built-in oven and cooker extractor hood. Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Five single eye level wall cupboards. Full-height larder cupboard. Spaces for upright fridge/freezer and washing machine.



Bedroom One

16'7" into wardrobes x 8'10" (5.060 into wardrobes x 2.714)

Well lit by double glazed windows to the front and side aspects which have view over the communal gardens. electric storage heater. TV point. Alarm cord. Double built-in wardrobe cupboard with bi-fold doors.



Bedroom Two

9'9" plus door recess x 6'6" (2.984 plus door recess x 2.001)
Double glazed window to the front aspect. Wall mounted electric heater. Alarm cord.



Shower Room

10'0" x 5'11" (3.070 x 1.827)
Fitted with a white suite and half tiled walls.
Double-width shower cubicle with grab rails and Mira shower unit. Low level WC. Pedestal wash basin.
Double glazed window to the side. Shaver light and point. Heated towel rail. Four inset ceiling lights. Wall mounted electric heater. Alarm cord. Double glazed window.



Residents Lounge

Located on the lower ground floor is a spacious lounge used by the residents for various social events and meetings.



Communal Kitchen

There is a small kitchen attached to the residents lounge which is used to cater for social events and meetings.



Laundry Room

Well equipped with two high quality commercial washing machines and tumble dryers. There is a well organised booking system for the residents to use this equipment.



Guest Suite

This is available for overnight visitors at a cost of £20 per night and is bookable via the house manager.

Communal Gardens

The superbly maintained gardens surround the building and there are two patio/seating areas, one of which is adjacent to the residents lounge.

The car park has numerous parking spaces for residents use plus plenty of parking for visitors.



Other Communal Areas

Also on the lower ground floor is a guest cloakroom, residents art gallery and a small library with books and DVD's



Lease Details

There is a 125 year lease which commenced in 1991.

Ground rent is currently £368.14 paid in 2 half yearly instalments of £184.07.

The Service charge for the period October 2025 to September 2026 is £5,025.32 per annum. This charge covers cleaning and maintenance of all communal areas/gardens, the house manager's costs, lift servicing and maintenance.

LOCAL INFORMATION

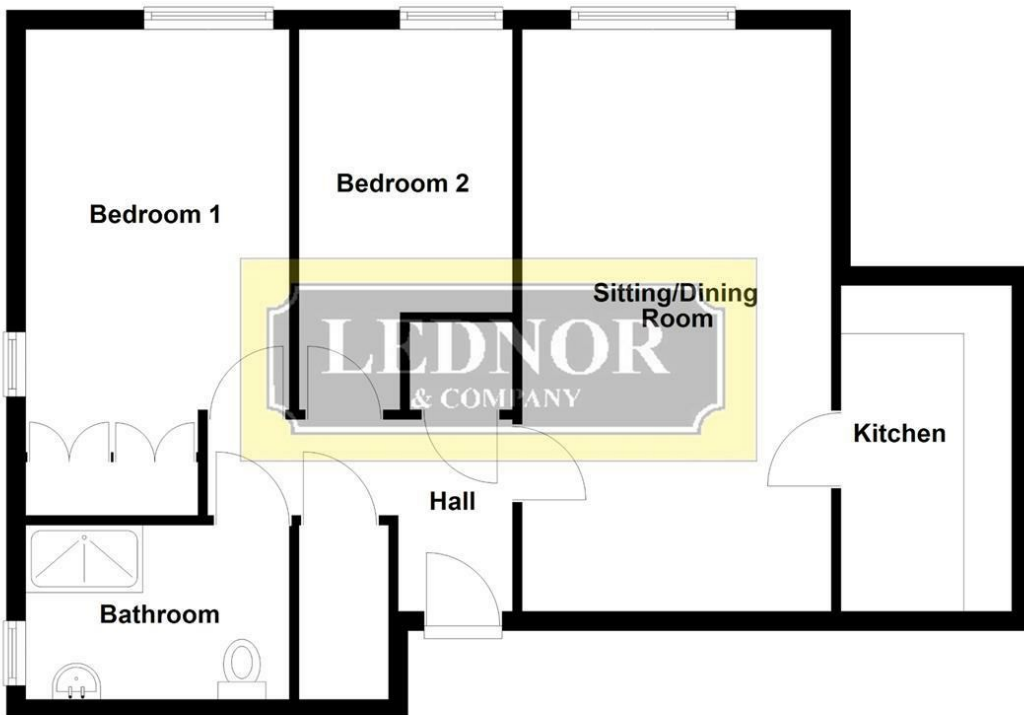
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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 survey, not 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.



APPROX GROSS INTERNAL FLOOR AREA 650 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE