



**TO LET**

**Navigation House, Bishops Stortford**  
**£1,031 pcm + security deposit**

**Energy efficient ,well-presented, 4th-floor 1-  
bedroom flat in central Bishop's Stortford.**

- Flat - Unfurnished
- 1 double bedroom
- Bathroom with bath and shower over
- Accessibility: Lift (4th floor)
- Good size living room
- On Street Parking
- Convenient location
- Eligibility criteria applies
- Decorating voucher offered
- Modern kitchen



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security deposit**

Navigation House,  
Riverside,  
Bishop's Stortford  
CM23 3AS

>> Key Features

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- Bathroom with bath and shower o
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A well-presented, 4th-floor 1-bedroom flat in central Bishop's Stortford.

Features include a lift, inclusive white goods, flooring, and on-street parking. Decorating voucher available.

Total rent is £1031.05 per month which includes a £46.98 service charge.

Property Overview: Navigation House, Riverside, Bishop's Stortford, CM23 3AS.

Property Type: 4th Floor Flat (1 Bedroom).

Access: Lift service available.

Key Features: Flooring: Fitted flooring included. White Goods: Provided for your convenience.

Utilities: Electric-only property.

Parking: On-street parking.

Location: Ideally situated in the highly desirable Riverside area, you

## £1,031 pcm + security deposit

are just a short walk from Bishop's Stortford town centre and the mainline railway station, offering direct links to London and Cambridge.

This property is offered under the Intermediate Rent scheme.

Rent: £1031.05 per month.

Rent includes service a charge of £46.98 per month.

Advance Payment: £1031.05 (1 month's rent in advance required) plus a deposit of £1031.05.

### Eligibility Criteria

To qualify for this intermediate rental home, applicants typically need to meet the following:

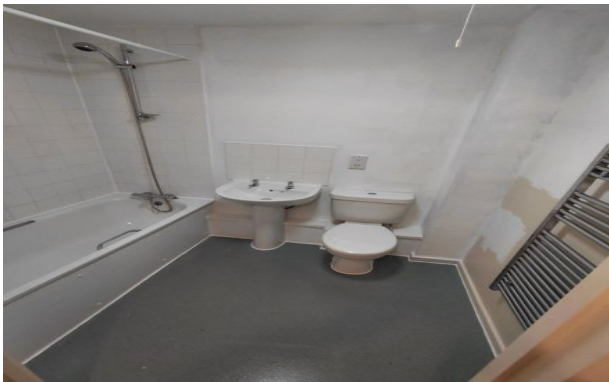
Income: Total household income must be less than £80,000 per year.

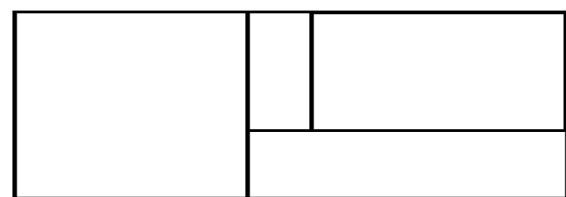
Status: You must be a non-homeowner and unable to afford a suitable home on the open market.

Affordability: Applicants must be able to afford the rent without assistance (e.g., Housing Benefit) and have a clear credit history.

Council tax band B (East Hertfordshire council) and energy efficiency rating grade B.

**IMPORTANT** - The holding deposit is equivalent to one week of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





**Waiting for  
Floorplan**

## Directions



Certificate Number : 0692-3922-9202-3032-4204

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85      | 86        |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0692-3922-9202-3032-4204>

## Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.