



# PM ESTATES

Property Sales & Lettings



## Island Court

Bishops Stortford, Hertfordshire, CM23 3LE

£1,450<sub>PCM</sub>

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## Overview

- First Floor Apartment
- Two Double Bedrooms
- Sought After Development
- Open-Plan Living Area
- Fully Fitted Modern Kitchen
- Integrated Appliances
- Offered Furnished
- Laminate Flooring Throughout
- Walking Distance to Station
- Energy Rating: B
- Council Tax Band: C



## Description

Located just a stones' throw away from the town centre of Bishops Stortford, this immaculately presented well-proportioned modern first floor 2 double bedroom apartment is available now on the rental market and is offered furnished.

This riverside development is located just 0.5 miles away from the mainline rail station offering direct services into Stansted Airport, London Liverpool Street and Cambridge City Centre - lending the property to both airport professionals and city commuters alike. The development is just a short 10-minute walk into the town centre of Bishops Stortford itself with an abundance of the town's most popular amenities on its very doorstep!

The property comprises of a generously sized open-plan living area complete with light oak laminate flooring within and leading on to a Juliette balcony which allows for an abundance of natural light to flow freely through, creating a light and airy ambience which simply cannot be ignored. This luxurious living space flows seamlessly onto a fully fitted kitchen area home to integrated appliances inclusive of a washing machine.

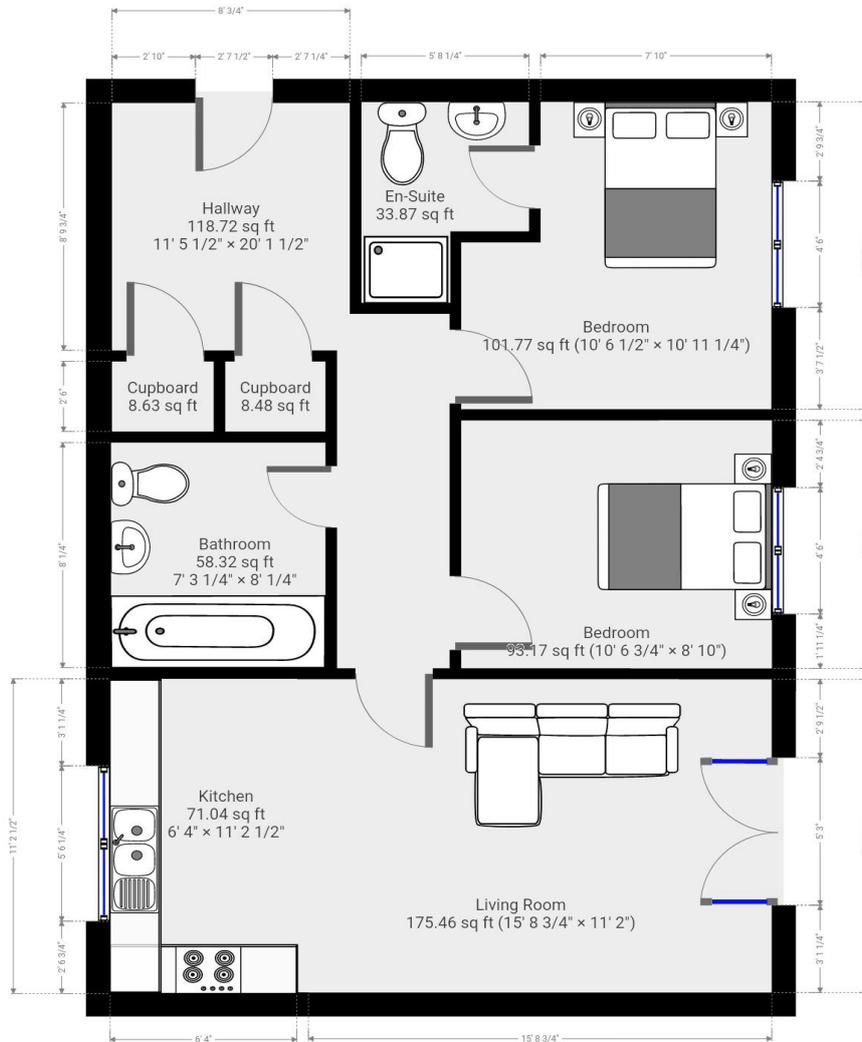
Within the bedrooms, both double in size, you will be met with a welcoming ambience that is created by an abundance of natural light which is owed entirely to the feature picture windows found in each room overlooking communal gardens below. Furthermore, within the master bedroom itself, you will also find ample space for storage. The master bedroom also follows on to its own tiled en-suite bathroom complete with WC and shower facilities. Further along the hallway, you will also find a built-in storage cupboard as well as a second family sized bathroom with both bath and shower facilities within.

Island Court is renowned for its quality of finish as well as its idyllic positioning whereby the development is within walking distance to many of the town's most popular amenities inclusive of the Baan Thitiya Thai Restaurant, The Nuffield Health Centre & Gym Complex as well as the Aldi supermarket to name but a few. You certainly won't be short of things to see and do in Bishops Stortford!



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floor Plan



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