



# PM ESTATES

Property Sales & Lettings



**St Stephens Court**  
Silver Street, Stansted, CM24 8GA

Guide Price of **£269,995**

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# St Stephens Court

Silver Street, Stansted, CM24 8GA

## Overview

- First Floor Apartment
- Modern Interior Design
- Two Double Bedrooms
- Open-Plan Living Area
- Fitted Kitchen with Integrated Appliances
- Family Sized Tiled Bathroom
- En-Suite Shower Room
- Popular Development
- Close to Local Amenities
- Allocated Secure Parking Space
- Energy Rating B and Council Tax Band D
- Rental Investment – Yield of 6.22%



## Description

PM Estates are pleased to introduce this two-bedroom first floor apartment, situated within the prestigious St Stephens Court Development in the historic village of Stansted Mountfitchet.

This apartment has an abundance of natural light on both floors, which enhances the ultra-modern styling throughout. This is emphasized by the striking features and high specification fixtures and fittings.

The highlight within this property is the vast, open-plan and stunning living area which features a fully fitted kitchen with integrated SMEG branded appliances and a modern wooden wall and base units.

This property comprises two double-sized bedrooms, with the master room complete with an ensuite shower room, along with the property having the added benefit of a family sized tiled bathroom with bath and shower facilities.

St Stephens Court is a highly regarded private residential development and located a five-minute walk from the mainline rail station which offers direct services to London Liverpool Street, Cambridge, and Stansted Airport. The development is also close to local amenities, such as the Dog and Duck Pub and Café Yeomans, Linden House Guesthouse and a Tesco Express Store, to name but a few. This large two-bedroom apartment also has one secure allocated parking bay.

## Rental Income and Yield Information

For investors, this will prove to be an ideal choice whereby the rental value currently stands at £1,400 per calendar month, providing a healthy rental yield of 6.22%

### Additional Property Details:

\* Lease Length - There are 107 years remaining on the lease

\* Ground Rent - (Payable by Leaseholder) £125 every 6 months - total £250 for the year, collected by the freeholder.

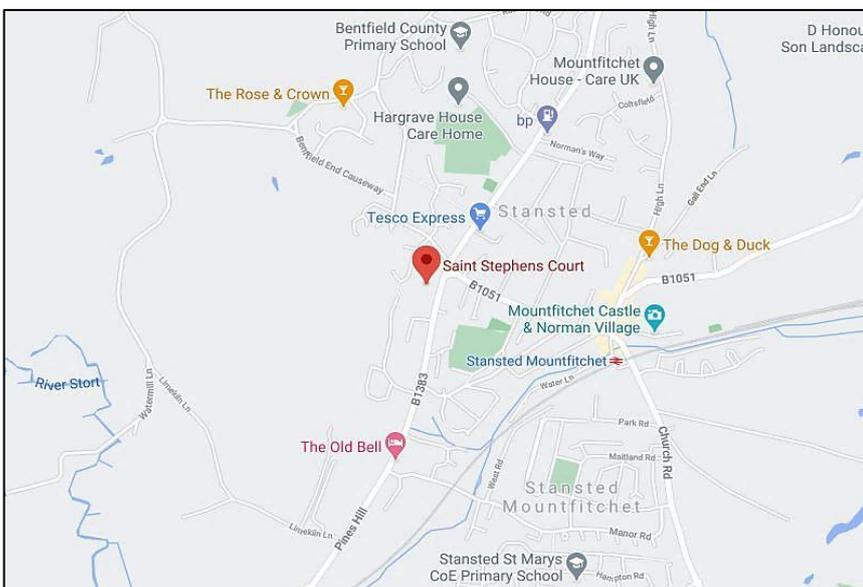
\* Service Charge - (Payable by Leaseholder) total is £1,355.16, paid twice a year, totaling £2,710.32



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stansted Mountfitchet is a historic village that dates back to the Roman era. It is recognized by its large windmill, which can be seen throughout Stansted and was constructed in 1878. Most famously known for London's Stansted Airport, which is one stop away on the train, or just a 10-minute bus journey. Despite the close proximity to the airport, Stansted is one of the only places within the surrounding area that has no flight paths, enhancing its quiet and picturesque village atmosphere.

The village has grown larger in size over recent years and is becoming an ever-popular location for families and commuters alike, as its fantastic transport links are complemented by its quaint shops and boutiques. The appeal is enhanced as Stansted is only 3 miles from the market town of Bishops Stortford which offers a large indoor shopping centre, many restaurants and bars and a weekly market within its high street, encapsulation and promoting the areas historical roots.

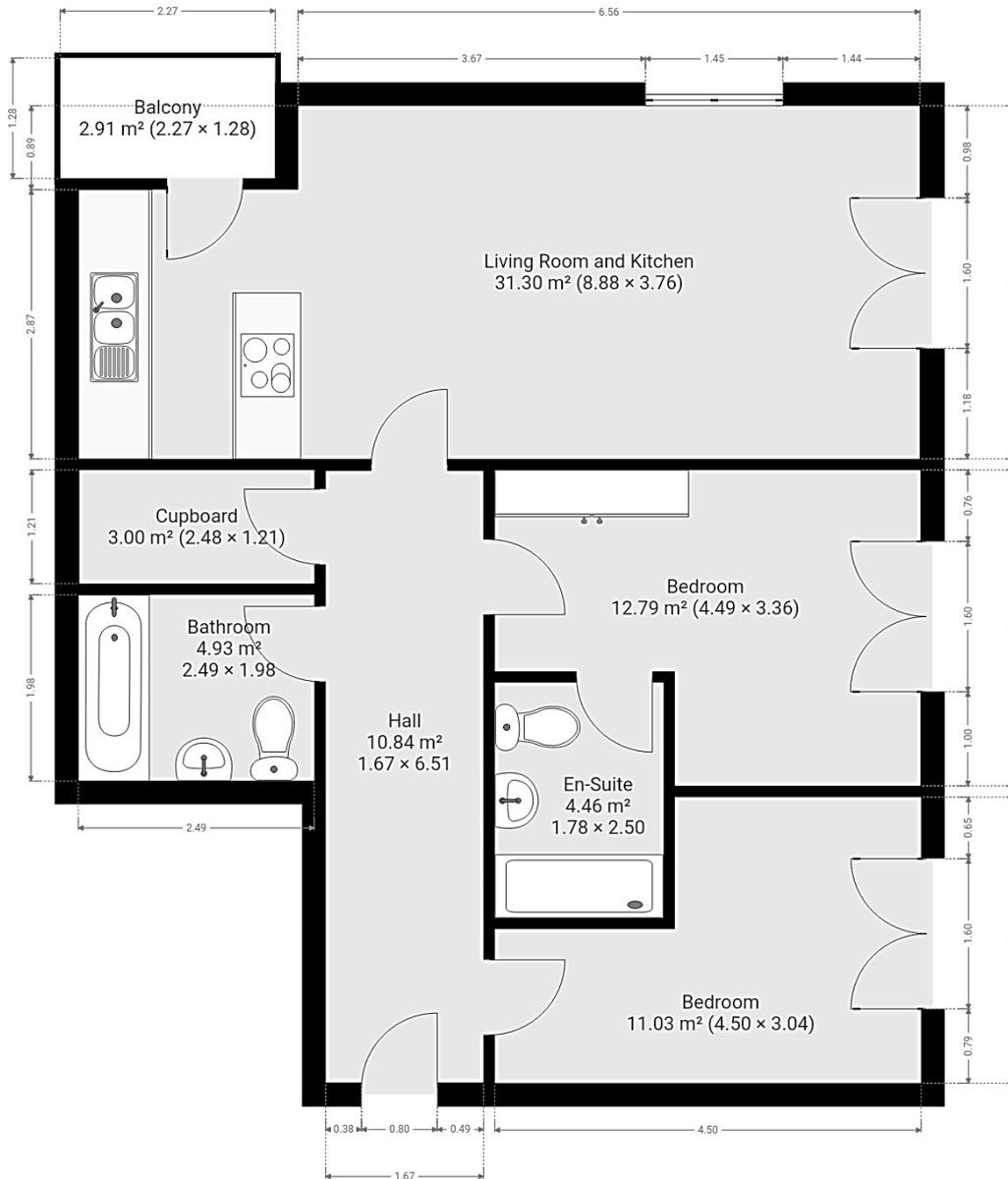


## **Directions**

From our office:

- Turn right on Adderley Road (A1059)
- At the traffic lights, turn right onto the causeway (A1250).
- At the roundabout, take the first exit to continue straight on Hockerill Street.
- At Hockerill Street traffic lights, turn left on to Stansted Road (B1383) continue straight for 1.3 miles.
- At the roundabout, take the second exit to continue on Stansted Road for 1.4 miles.
- Upon entering Stansted, you will see the development on your left. St Stephens Court is located directly opposite Lindon House Hotel.

# Floor Plan



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