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LEDNOR & COMPANY

Established 1986

Independent Estate Agents and Valuers







Flat 5, Hadham Road, Bishop's Stortford, Hertfordshire, CM23 2WH

Guide price £250,000

A very well presented two bedroom, second floor apartment, ideally located within easy reach of the town centre and train station. Offered for sale with no onward chain, this spacious apartment property combines contemporary living with excellent convenience and attractive views.

The accommodation features a large open-plan living and dining area with a fitted kitchen, complete with integrated fridge/freezer and washing machine, creating an ideal space for both everyday living and entertaining. There are two generous bedrooms, complemented by two bath/shower rooms, providing excellent accommodation for couples, sharers or those looking for a comfortable home with additional guest facilities.

Further benefits include secure underground parking, access to a communal rooftop garden, and wonderful views towards the impressive St Michael's Church. The property is also offered with a long lease of approximately 103 years.

The Council Tax Band is C / The EPC Rating is C

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Communal Entrance
Hallway and stairs leading to;



Private Entrance Door
Second floor apartment.

Large Open Plan Living Area
22'10" max x 11'6" (into bay) (6.96m max x 3.51m (into bay))
Bright and spacious room with feature bay window and fitted kitchen including;

- Fridge/Freezer
- Washing Machine
- Dishwasher
- Electric oven and hob with extractor over
- Fitted wall and base units







Bedroom 1
12'5" max x 9'3" max (3.81m max x 2.82m max)
Double bedroom.





Bedroom 2
9'8" x 9'6" (2.97m x 2.92m)





En-Suite Shower Room
With shower, WC and basin.



Bathroom
With bath, WC and basin.



Communal Roof Top Garden

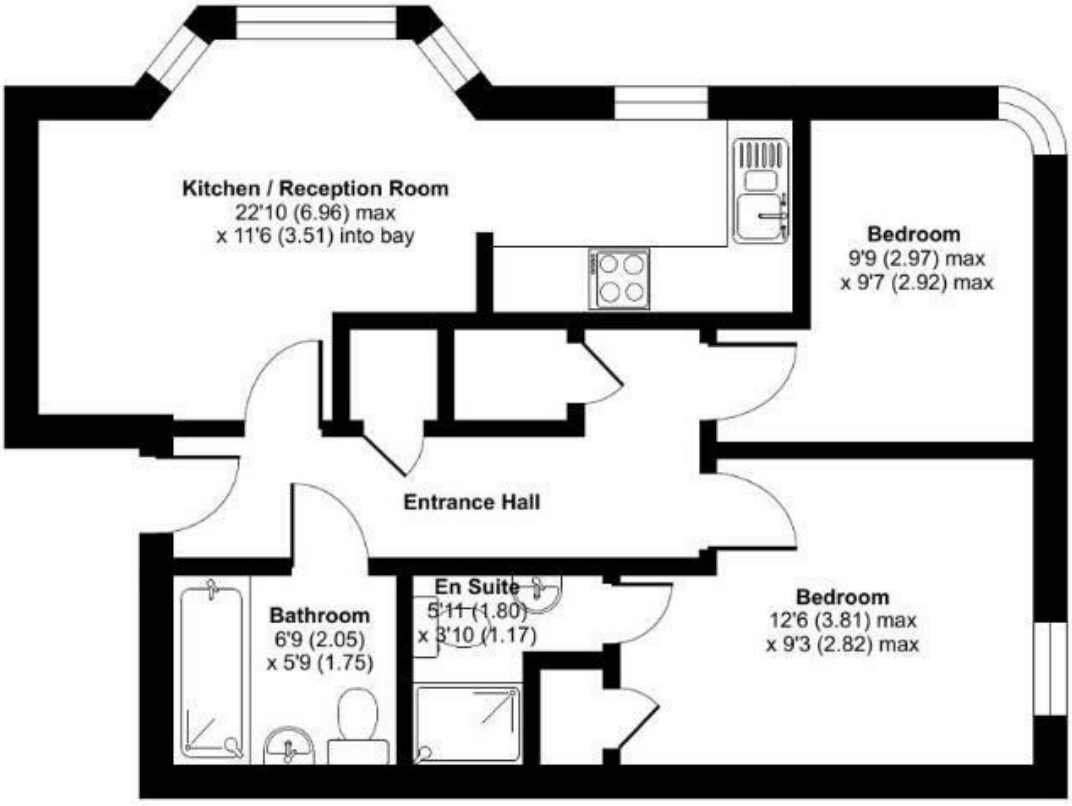


Secure Underground Parking
One allocated parking space.



Lease and Charges
There are 103 years remaining on the lease. The last service charge payment was £949.07 for 6 months. The ground rent is £150 per annum.

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 a survey, nor 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.


Kitchen / Reception Room
22'10 (6.96) max
x 11'6 (3.51) into bay
Bedroom
9'9 (2.97) max
x 9'7 (2.92) max
Entrance Hall
Bathroom
6'9 (2.05)
x 5'9 (1.75)
En Suite
5'11 (1.80)
x 3'10 (1.17)
Bedroom
12'6 (3.81) max
x 9'3 (2.82) max

FIRST FLOOR