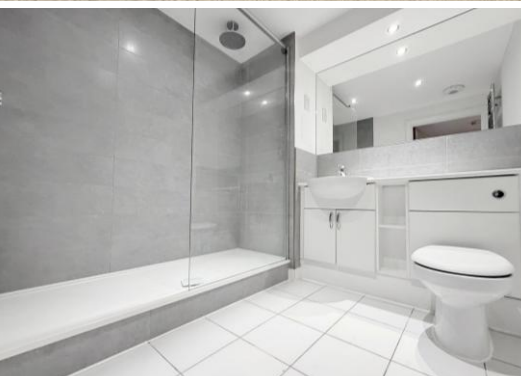




PM ESTATES

Property Sales & Lettings



Starling Court

Bishops Stortford, Hertfordshire, CM23 3BE

Offers Over **£170,000**

www.pm-estates.co.uk

Starling Court

Bishops Stortford, Hertfordshire, CM23 3BE

Overview

- First Floor Apartment
- Vacant Possession
- One Minute Walk to Bishops Stortford Railway Station
- Prime Town Centre Location
- Ideal First Time Purchase or Buy to Let Investment
- Potential Rental Income of Approximately £1,300 PCM
- Potential Gross Yield of Approximately 9.18%
- 106 Year Lease Remaining
- Spacious Open Plan Living Accommodation
- Modern Fitted Kitchen with Integrated Appliances
- Generous Double Bedroom with Fitted Wardrobes
- Contemporary Shower Room
- Juliette Balcony Overlooking Communal Gardens
- Energy Rating B
- Council Tax Band B



Description

PM Estates are delighted to present this exceptionally well presented first floor apartment, offered to the market with vacant possession and situated within the highly sought after John Dyde Close development in the very heart of Bishops Stortford.

Ideally positioned just a one-minute walk from the town's mainline railway station, the property offers direct services to London Liverpool Street, Cambridge and Stansted Airport, making it an excellent choice for commuters, first time buyers and investors alike. The town centre, M&S Food Hall, Nuffield Health Club, cafés, restaurants and a wide range of local amenities are all within a short walk.

The accommodation is finished to a high standard throughout and comprises a spacious, bright and airy open plan living area with French doors opening onto a Juliette balcony overlooking the attractive communal gardens. The contemporary fitted kitchen offers generous storage together with integrated appliances including a fridge freezer, oven and extractor hood.

The generous double bedroom benefits from fitted wardrobes, while the spacious fully tiled shower room features a large walk-in shower, modern vanity units, heated towel rail and quality contemporary fittings.

For investors, the property represents an excellent opportunity with an estimated rental income of approximately £1,300 per calendar month, producing a potential gross yield of around 9.18%.

Further benefits include approximately 106 years remaining on the lease, a service charge of approximately £2,400 per annum, a ground rent of £250 per annum, an Energy Rating of B and Council Tax Band B.

Early viewing is highly recommended to fully appreciate both the quality of the accommodation and its outstanding town centre location.

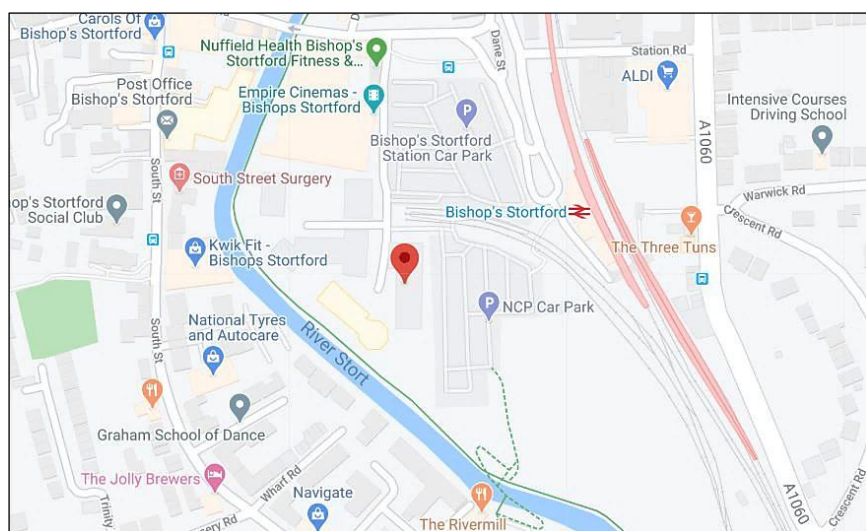


Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bishops Stortford is a historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links in to the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



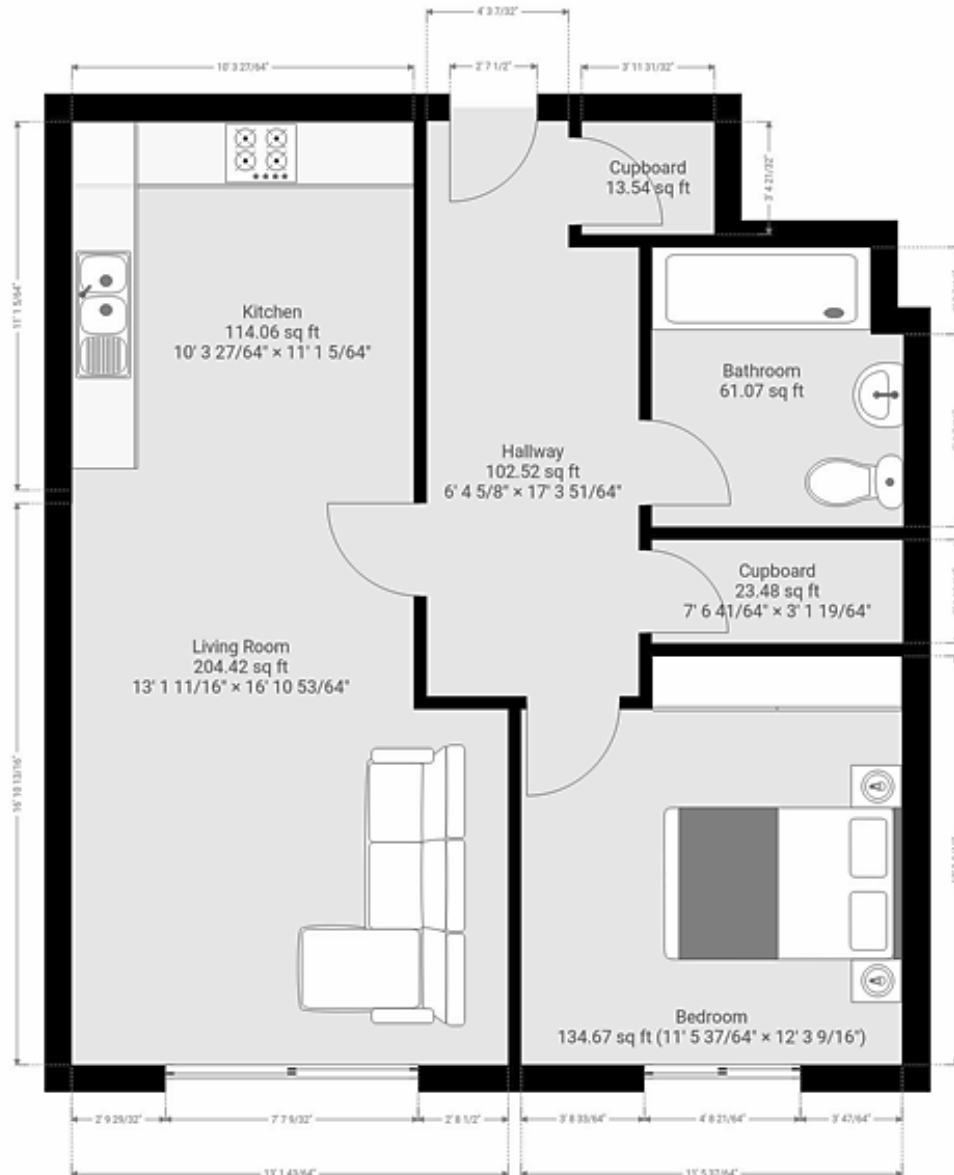
Directions

From our Office:

PM Estates
7 Riverside Walk, South St, Bishop's Stortford
CM23 3AG

- Walk south on Riverside/A1059 towards Station Rd/B1383
- Turn left onto Station Rd/A1059
- Turn right onto Anchor Street
- Turn left
- Turn right

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

Tel: 01279 654646

Email: sales@pm-estates.co.uk

www.pm-estates.co.uk

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