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Independent Estate Agents and Valuers



**15 Archer Place, South Street, Bishop's Stortford, Hertfordshire,
CM23 3GG
£179,995**

FOR INVESTORS ONLY.

A well maintained one bedroom first floor apartment which has gas central heating and double glazing.

The accommodation comprises: Communal entrance hall, private entrance hall, open plan living room & fitted kitchen, double bedroom with built-in wardrobe cupboard and a bathroom with a modern white suite. The apartment comes with an allocated parking space in the undercroft car park and has direct access via French doors from the living room to an enclosed private terrace. There is also an attractive communal courtyard with patio and decked areas, well stocked planters and pergolas.

The development is ideally located, close to the town centre and within a few minutes walk of the mainline railway station. EPC Band B.

N.B. We are looking for an investor who is interested in taking over a good long standing tenant.

Wall mounted entryphone

Entrance door leads to

Communal Entrance Hall

Stairs to first floor landing. Front Door to

Private Entrance Hall

Built-in storage/airing cupboard housing pre-lagged hot water cylinder. Radiator. Wall mounted entryphone.

Open Plan Living Room/Kitchen

Divided into two areas as described below.

Living area

18' x 10' (5.49m x 3.05m)

Two radiators. TV point. Double opening French doors lead out to a private patio area.



Fitted Kitchen

8'1" x 7'8" (2.46m x 2.34m)

Fitted with a range of modern wood faced units, granite effect work surfaces and upstands which incorporate: Built-in stainless steel oven, ceramic hob with stainless steel splashback, cooker extractor hood, washing machine and fridge/freezer.

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. Seven single eye level wall cupboards. Cupboard housing Glow-worm wall mounted gas fired central heating boiler.



Bedroom

Double glazed sash style window. Radiator. Telephone point. Double built-in wardrobe cupboard with full-height sliding mirror doors.



Modern Bathroom

7'4" x 5'6" (2.24m x 1.68m)

Fitted with a contemporary white suite and complementary fittings and tiling.

Wall mounted semi-pedestal wash basin with mixer tap. Wall mounted WC with concealed cistern. Panel bath with glazed shower screen, fully tiled splash surround, wall mounted mixer tap and overhead shower unit. Heated towel rail. Extractor fan. Four inset ceiling lights.



Private patio area/Terrace

Located immediately to the rear of the flat is a small enclosed patio area which has a gate providing access to the communal courtyard.

Communal gardens

To the rear of the building is an attractive communal courtyard with paved and decked areas, well stocked planters and pergolas.



Allocated parking space

There is a numbered allocated parking space in the car park below the flat. The space is number 15.

Lease Details

There is a 125 year lease that commenced in 2008.

The ground rent is £300 per annum. Paid in two six monthly instalments.

The current Buildings Insurance is £204.65 per annum.

The current Service Charge is £1,314.46 per annum. Paid in two six monthly instalments.

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

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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 survey, not 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.

