

3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
& COMPANY

(01279) 505055  
sales@lednor.co.uk  
www.lednor.co.uk

*Established 1986*

*Independent Estate Agents and Valuers*



**19, Ruses Court, Bishop's Stortford, Hertfordshire, CM23 3YP**

**Guide price £185,000**

OPEN HOUSE ON SATURDAY 28TH MAY - STRICTLY BY APPOINTMENT.

A spacious one bedroom ground floor flat which has gas central heating and double glazing. The flat would benefit from an update of the kitchen and the bathroom.

The property comprises: Communal entrance hall, private entrance hall, lounge/dining room, kitchen, bathroom and a double bedroom with built-in wardrobes.

Outside, there are well maintained communal gardens which back onto an off-shoot of the River Stort. To the side of the building is a resident's car park where there is an allocated parking space.

The property is located within walking distance of the town centre and the mainline railway station which has an excellent commuter service into London's Liverpool St. station.

N.B. The property will be sold with a lease extended to 156 years. EPC Band C.

**Wall Mounted Entryphone**

Front door to

**Communal Entrance Hall**

Front Door to

**Private Entrance Hall**

Wall mounted entryphone. Doors to lounge/dining room, bedroom and bathroom. Built-in storage cupboard.

**Lounge/Dining Room**

18'6" x 9'3" (5.64m x 2.82m)

Radiator. Double glazed window. TV and telephone points. Door to



**Kitchen**

9'8" x 5'6" (2.95m x 1.68m)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surface with cupboards and drawers below. Space for upright fridge/freezer. Space for cooker. Two double eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Double glazed window. Wall mounted gas fired central heating boiler.



**Bedroom**

13'10" into wardrobes x 9'3" (4.22m into wardrobes x 2.82m)

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



### **Bathroom**

7' x 5'5" (2.13m x 1.65m)

Panel bath with mixer tap, shower attachment, tiled splash surround, shower rail and curtain. Low level WC. Pedestal wash basin. Radiator. Extractor fan.



### **Communal Gardens**

Well maintained communal gardens surround the building with the majority being located to the rear where there is an extensive lawn area and various shrubs and trees.



### **Allocated Parking Space**

There is an allocated parking space in the car park to the side of the building.

### **Lease Details**

There is a 99 year lease that commenced in 1983 therefore, there are 66 years unexpired. The owner of the property is in the process of extending the lease to 156 years.

The current Service Charge is £998 per annum.

### **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.

