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**22 Waggoners Court, Legions Way, Bishop's Stortford, Herts, CM23
2FP
£229,995**

RARELY AVAILABLE. An extremely spacious one bedroom first floor retirement apartment which is in excellent condition. The development which was constructed by McCarthy & Stone in 2013 is finished to the highest specification, with award-winning attention to detail throughout.

Aileen, the House Manager oversees the day-to-day running of the development and there is a 24 hour emergency call system for when she is not there.

The property benefits from underfloor heating and Upvc double glazed windows. The accommodation comprises: Entrance hall with walk-in-storage cupboard, lounge/dining room, luxury fitted kitchen with integrated appliances, luxury fully tiled shower room and a large bedroom with walk in wardrobe. The superbly maintained communal gardens are located mainly to the rear of the building. There are several lawn areas, abundantly stocked flower beds and several seating areas.

Waggoners Court is situated off Stansted Road. The Stortford shuttle bus service stops in the car park every 20 minutes. There are parking spaces available to rent for resident car owners. Local shops are nearby at Snowley Parade and the town centre is just over a mile away. EPC Band B.

Wall Mounted Entryphone

Main entrance door leads to entrance hall then on to residents lounge.

Residents Lounge

A most impressive communal lounge which has several different seating areas, wide screen tv, computer desk and fireplace.



Communal Kitchen Area



PRIVATE ACCOMMODATION



Entrance Hall

9'3 x 6'4 (2.82m x 1.93m)

Large walk in storage cupboard housing meters and hot water tank. Entry phone system.

Lounge/Dining Room

19'8" x 11'01" (5.99m x 3.38m)

Bright spacious room with window to the front. Television and telephone points, glazed panel door to kitchen.



Luxury Kitchen

8'1" max x 7'5" (2.46m max x 2.26m)

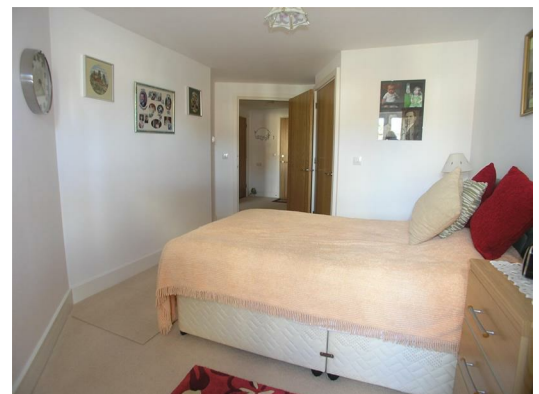
Well fitted with extensive range of cupboard and drawer base units with worktop above. Inset stainless steel single drainer sink unit with mixer tap, electric hob with stainless steel chimney hood above. Integrated electric oven and fridge/freezer. Part tiled walls, ceramic tiled floor, window to front, inset ceiling lights.



Bedroom

16'6" x 9'7" (5.03m x 2.92m)

Window to front aspect, television and telephone points.



Walk In Wardrobe

5'8" x 4'2" (1.73m x 1.27m)

Fitted with shelving and hanging rails. Light connected.

Luxury Shower Room

7'2" x 6'10" (2.18m x 2.08m)

Fitted with modern white suite comprising: Ceramic tiled floor and fully tiled walls. Large walk-in shower cubicle which is wide enough for wheelchair access, if required. Vanity unit wash basin with cupboards below. Close couple wc. Extractor fan, shaver light and point. Fitted mirror, electric heated towel rail. Inset ceiling lights.



COMMUNAL FACILITIES

Laundry Room

There are several washing machines and tumble dryers for the residents to use.



Mobility Scooter Room

A useful storage area for cycles, shopping trolleys etc. There is plenty of room for parking mobility scooters with wall mounted charging points.



Front View of Development



Communal Gardens

The building is surrounded by well maintained and landscaped gardens, the majority being to the rear of the development. There are lawned areas, abundantly stocked flower beds and borders, seating areas, paved pathways and patio areas with outside lighting.



Car Park Arrangements

Car parking permits are available to resident who are car owners.

Lease Details

There is a 125 year lease which commenced in 2013. The service charge includes, maintenance and cleaning of communal areas and gardens, buildings insurance, window cleaning. Current service charge is £138.57 per month. Council Tax band for this property is C and the charge for 2015 is £1008.38 for single occupancy.

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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.

