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**27 St Catherines Court, Windhill, Bishop's Stortford, Hertfordshire,  
CM23 2NE  
£139,995**

A well maintained and spacious one bedroom first floor apartment which is located in a sought after RETIREMENT DEVELOPMENT FOR THE OVER 60'S.

The accommodation comprises: private entrance hall, spacious living room, fitted kitchen, shower room and a bedroom with built-in wardrobes. All with the benefit of Economy 7 heating, double glazing and alarm/monitoring system.

The communal facilities are extremely impressive, commencing with a well decorated and carpeted reception lobby with warden's office, lifts and stairs to all floors. There is also a large residents lounge, well stocked library, laundry room and a guest suite for overnight visitors. Outside, there are well maintained and landscaped communal gardens with various seating areas, and a large car park with more than ample provision for residents and their visitors.

St Catherines Court is located in a quiet tucked away area about half a mile away from the town centre. EPC Band C.

**COMMUNAL ENTRANCE DOOR TO:**

**Reception Lobby**

A well decorated and carpeted reception area with seating. Stairs and lifts to all floors. Office for the house manager when on duty which is Monday to Friday 09.00 to 17.00.



**FRONT DOOR TO:**

**Private Entrance Hall**

Wall mounted entryphone alarm system. Coving to ceiling. Built-in airing cupboard housing pre-lagged water cylinders. Adjacent built-in shelved storage/cloaks cupboard.

**Living Room**

16'9" x 10'4" (5.11m x 3.15m)

Coving to ceiling. Two wall light points. Telephone point. TV and FM stereo points. Creda electric storage heater. Mock fireplace. Double glazed window to the rear aspect with attractive view over the communal gardens and Priory Court beyond.



**Fitted Kitchen**

7'6" x 7' (2.29m x 2.13m)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Cooker extractor hood. Ceramic tiled splashbacks to work surfaces. Space for upright fridge/freezer. Four single eye level wall cupboards. Built-in oven and electric hob are installed but we are informed that these require replacing.



**Bedroom**

14' plus wardrobes x 8'9" (4.27m plus wardrobes x 2.67m)

Coving to ceiling. TV and FM stereo points. Alarm cord. Double built-in wardrobe cupboard. Double glazed window to the rear aspect with attractive view over the communal gardens and Priory Court beyond.



### **Shower Room**

7'6" x 5'6" (2.29m x 1.68m)

Pedestal wash basin with mixer tap. Low level WC. Shower cubicle. Extractor fan. Electric heated towel rail. Shaver light and point. Creda wall mounted electric heater. Alarm cord.



### **Communal Facilities**

The development has the benefit of some excellent communal facilities.

On the second floor there is a guest suite for overnight visitors.

On the lower ground floor is a well stocked library area, a laundry room and a large residents lounge with a small kitchen attached . The lounge is well used for a range of social functions and meetings.

### **Residents Lounge**

Located on the lower ground floor is a well equipped residents lounge with windows on two aspects and French doors leading out to a large communal patio area.



### **Laundry Room**

Also located on the lower ground floor is a laundry room which is equipped with two Miele washing machines and two Miele tumble dryers.



### **Communal Grounds**

Extremely well maintained, landscaped communal gardens surround the building.

There are several lawned areas, well stocked flower beds and borders as well as several seating areas.

There is a large car park with plenty of parking for residents and their visitors.



### **Lease Details**

A 125 year lease commenced in 1991.

Ground rent is £159.66 every 6 months.

The current service charge is £171.06 per month. This covers maintenance, decorating, cleaning and security of all communal areas. Buildings insurance, water rates, wardens costs and the 24 hour emergency call system are also covered by this payment.

### **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.

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