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Independent Estate Agents and Valuers



33 Castle View, Hockerill Street, Bishop's Stortford, Herts, CM23 2XR

£75,000

A well maintained third floor studio flat in an attractive RETIREMENT DEVELOPMENT overlooking parkland.

The accommodation comprises; Entrance hall, fully tiled shower room, spacious main room with refitted kitchen area, sleeping and storage areas and sun balcony overlooking Sworders Field.

Castle View is a well regarded warden-assisted development for the over 60's with excellent communal facilities comprising; Entrance hall with seating area and Wardens Office, laundry room with hair-washing amenities, bathroom and lifts to all floors. On the first floor there is a residents lounge and dining room. Outside, there are well tended gardens to the rear and one side with seating areas. To the front there is a parking area for residents and visitors.

The development is conveniently located close to the town centre and less than half a mile from the mainline railway station. EPC Band C.

Entrance Lobby

Wall mounted entryphone and door giving access to

Main Entrance Area

Seating area with notice board, two Dimplex electric storage heaters, Wardens Office, two lifts with access to all floors, lobby with stairs leading to all floors.



Laundry Room

Two Dimplex storage heaters, shaver light and point, enamel butler sink, hair-washing basin, three washing machines, tumble dryer.

Cloakroom/Bathroom

Fully tiled walls, pedestal wash basin, Dimplex electric wall-mounted heater, low-level wc, panel bath with mixer tap and shower attachment, enamel butler sink.

Resident's Conservatory

Located on the first floor.

An attractive double glazed conservatory with access to the garden.



Resident's Lounge

Located on the first floor. A spacious and well appointed room which is also used for various social functions and residents meetings. There is an adjoining kitchen which is used for the coffee mornings and other functions.



Private Accommodation

Front door to

Entrance Hall

Door to shower room and

Bed/Sitting Room

20'6" x 14'8" (6.25m x 4.47m)

A spacious room with a superb view over parkland.

Two tv points. Telephone point. Dimplex electric storage heater. Cupboard housing water tanks. Wall mounted alarm/entryphone system with emergency pull cord which is connected to the warden or a monitored control centre.

Double bed recess with wall mounted storage cupboards overhead.

Multi-paned window. Double opening French doors to sun balcony.



View of Bedroom Area



Kitchen Area

6'2" x 5'8" (1.88m x 1.73m)

Refitted with a modern range of oak fronted units.

Stainless steel single drainer sink unit with swan neck mixer tap and cupboard below. Adjacent work surface with cupboards and drawers below. Integrated fridge. One corner and three single eye level wall cupboards. Ceramic tiled splashback to work surface. Baby Belling electric cooker. Cooker extractor hood. Three inset ceiling lights.



Sun Balcony

Approached by French doors from the living area. The balcony is enclosed by wrought iron railings and enjoys views over adjoining Sworders Field and childrens playground.



Shower Room

Ideal Standard white suite and fully tiled walls.

Pedestal wash basin with mixer tap. Low level wc. Large fully tiled shower cubicle with fold down seat and Ideal Standard shower unit. Extractor fan. Dimplex electric wall mounted heater. Alarm cord which is connected to a monitored call centre.



Communal Grounds

To the front of the building there is a patio area with seating, flower bed and antique style coach lights. Car parking with provision for residents and visitors. To one side of the development there is a small spinney and to the rear a lawned area with flower borders, enclosed by a hedge. To the other side, there is another area of enclosed garden.



Lease Details

The lease is for 125 years commencing 30/8/1989.

The service charge for the year commencing 1/4/2014 is £235.77 per month.

Guest Facilities

Residents can arrange for friends or relatives to stay in the guest suite at a cost of £15 per night.

Rear view of development

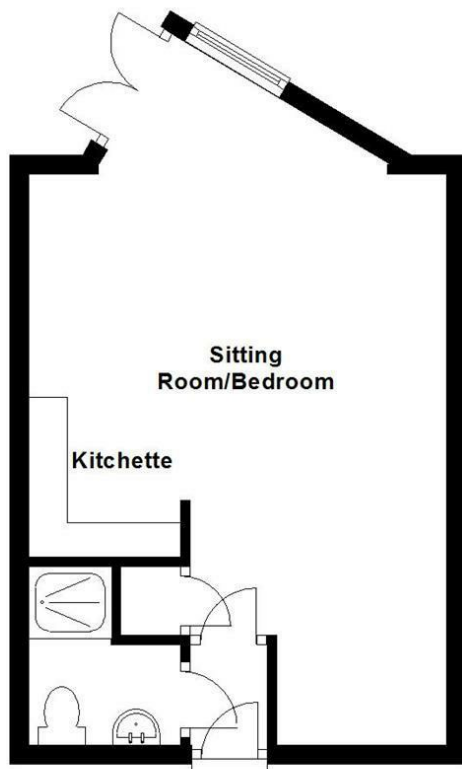


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Disclaimer

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.



APPROX GROSS INTERNAL FLOOR AREA 300 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**