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Established 1986

Independent Estate Agents and Valuers



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

£89,000

A redecorated and recarpeted first floor one bedroom flat which has living room windows and a balcony overlooking the town park and children's playground. The property is located in an attractive RETIREMENT DEVELOPMENT for the over 60's. The accommodation comprises; entrance hall, modern bathroom, bedroom, kitchen, spacious and bright living room with balcony overlooking Sworders Field and River Stort. Castle View is a well regarded 'assisted living' development with excellent communal facilities comprising; entrance hall with seating area, housing manager's office, laundry room, cloakrooms on two floors, lifts to all floors. On the first floor there is a residents lounge and conservatory where residents meet once a month to discuss the running of Castle View. There is also a guest suite for overnight visitors. A chiropodist, hairdresser and mobile library visit the development regularly. 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 D.

FRONT DOOR TO

MAIN ENTRANCE AREA

Seating area with notice board, two Dimplex electric storage heaters, House Manager's 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.

BATHROOM/CLOAKROOM

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.

CONSERVATORY

Located on the first floor. An attractive double glazed conservatory with access to the garden.



RESIDENTS 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

Built-in cupboard with shelf and hanging space.

LIVING ROOM

17'2" x 12'4" (5.23 x 3.76)

A spacious room which is well lit by multi-paned window and French doors with views over parkland.

Two electric storage heaters. TV and telephone points. Recess with built-in cupboard housing hot and cold water tanks. Door to bathroom. Door to kitchen. Double opening French doors lead to the balcony.

N.B. A new Tunstall entry/phone alarm system has recently been installed. The system which is linked to alarm cords around the flat is relayed to the warden between the hours of 9am to 5pm and then to the 24 hour monitoring centre when the warden is off duty.



BALCONY WITH VIEW OVER PARK

Enclosed by wrought iron railings.



KITCHEN

5'11" x 5'9" (1.80 x 1.75)

Stainless steel single drainer sink unit with cupboard below. Adjacent work surface. Three single eye level wall cupboards. Spaces for cooker and fridge. Ceramic tiled splashbacks to work surfaces. Multi-paned window.



BEDROOM

11'3" x 9'4" (3.43 x 2.84)

Wall mounted electric heater. Multi-paned window.



BATHROOM

Well lit by two multi-paned windows. Fitted with a white suite and fully tiled walls.

Pedestal wash basin. Low level WC. Panel bath with shower attachment, grab rail, power shower, shower rail and curtain. Fitted mirror. Dimplex wall mounted electric heater. Alarm cord.



COMMUNAL GARDENS

To the front of the building there is a patio area with seating, flower bed and antique-style coach lights. Car park 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.



GUEST SUITE

Located on the third floor.

Residents can arrange for friends or relatives to stay in the guest suite at a cost of £15.00 per night.

LEASE DETAILS

The lease is for 125 years commencing in August 1989.

The service/support charge from April 2014 is £265.85 per month. This includes buildings insurance, water rates, window cleaning, wardens costs, lighting, heating and maintenance of the communal areas and gardens.

Ground rent is £50 per annum collected by two half yearly payments.

RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER

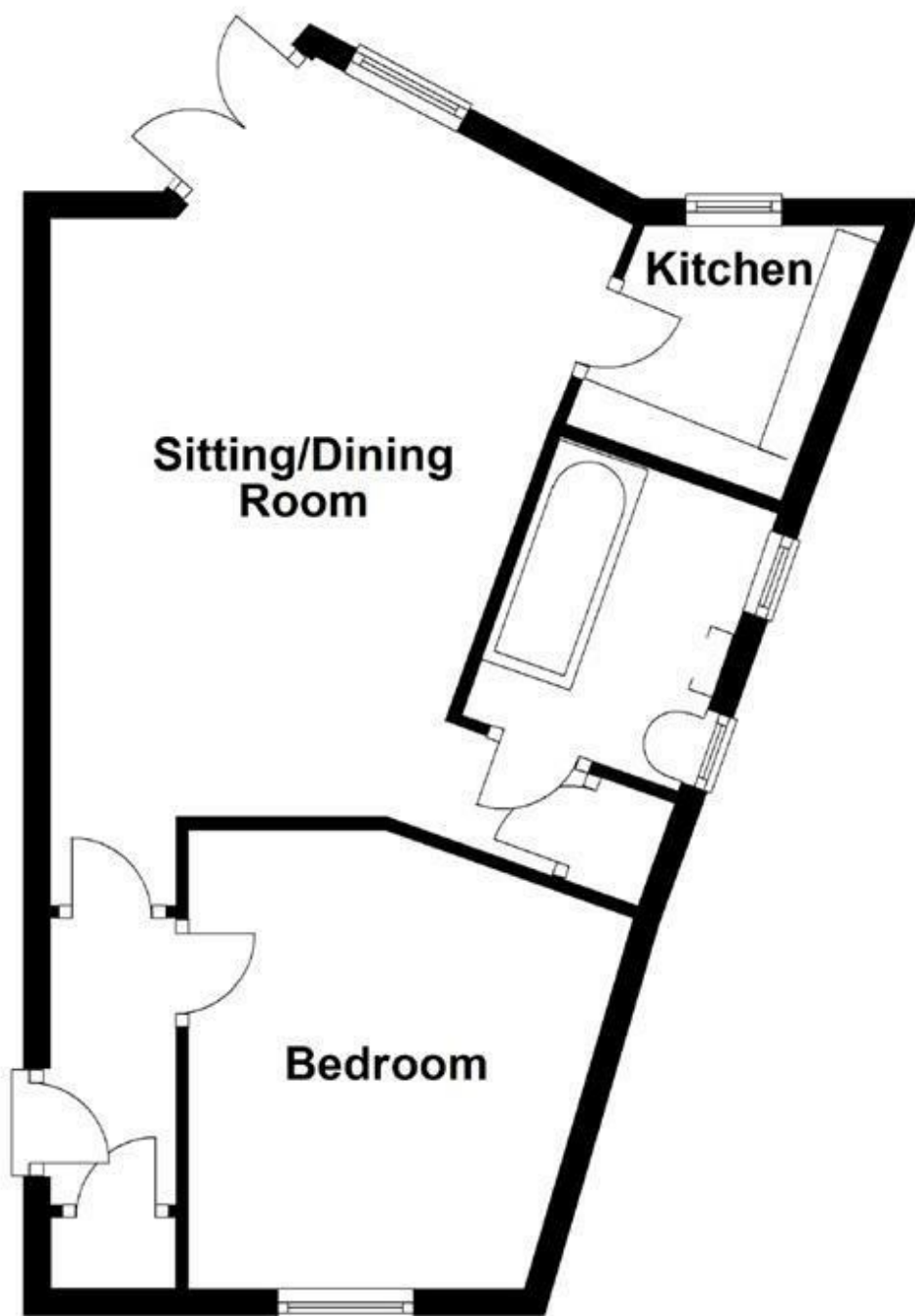
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FLOOR PLAN

425 (129.54m)

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 425 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE