

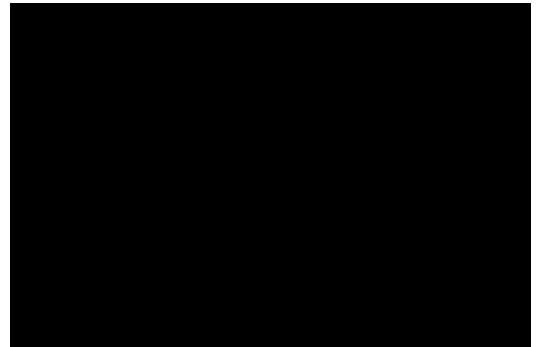
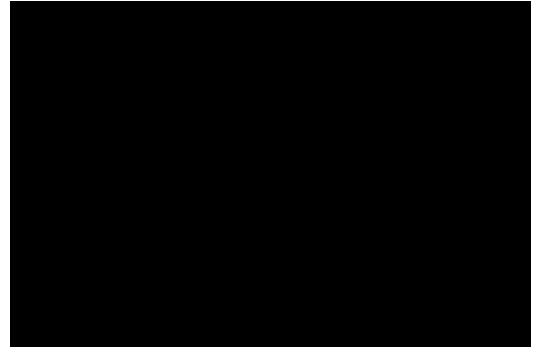
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Herts CM23 2JU

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Established 1986

Independent Estate Agents and Valuers



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

£99,995

A superbly appointed one bedroom third floor apartment which is located in an attractive RETIREMENT DEVELOPMENT for the over 60's. The completely refurbished and tastefully decorated accommodation comprises: Entrance hall, luxury shaker style kitchen with integrated appliances, living room with fireplace and a bay with French doors leading to a balcony. The bedroom has built-in wardrobes and there is a luxury shower room with a modern white suite. Economy 7 heating.

Castle View is a well regarded 'assisted living' development with excellent communal facilities comprising; entrance hall with seating area, house 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 and with level access to the town centre and the mainline railway station. EPC Band C.

FRONT DOOR TO

PRIVATE ENTRANCE HALL

LIVING ROOM

11'6" x 9'0" (3.51 x 2.74)

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LUXURY FITTED KITCHEN

8'2" x 5'0" (2.49 x 1.52)

BEDROOM

10'2" x 6'6" plus recesses (3.10 x 1.98 plus recesses)

LUXURY SHOWER ROOM

5'11" x 5'7" (1.80 x 1.70)

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.

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.

CONSERVATORY

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

RESIDENTS LOUNGE

Located on the first floor.

GUEST SUITE

COMMUNAL GARDENS

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.

RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER * Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

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.

