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Established 1986

Independent Estate Agents and Valuers



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

£70,000

First floor studio apartment with views over Sworders Field. The property is located in an attractive RETIREMENT DEVELOPMENT for the over 60's.

Castle View is a well regarded 'assisted living' development with excellent communal facilities comprising; entrance hall with seating area, House Managers 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 side with seating areas. To the front there is a parking area for residents and visitors. The accommodation has irregular shaped rooms and therefore our measurements are given as an approximate guide only.

The flat is conveniently located close to the town centre and within a level walk of the town's bus terminus and mainline railway station. Hockerill sub Post Office is also located close by. EPC Band C.

Entrance Lobby

Wall mounted entryphone system.

Main Entrance Area

Seating area with notice board, two Dimplex electric heaters. House Managers office, two lifts with access to all floors, lobby with stairs to all floors.



Laundry Room

Two Dimplex electric heaters, shaver light and point, enamel butler sink, hairwashing basin, three washing machines, tumble dryer.

Cloakroom/Bathroom

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

Conservatory

Located on the first floor. An attractive double glazed conservatory which has 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

Entrance Hall

Approached by own front door, built in storage cupboard housing hot and cold water cylinder.

Living Area

19'11" x 14'8" (6.07m x 4.47m)

Two wall mounted storage heaters, window to rear and doors to balcony overlooking the park. Sleeping area.



Balcony

Enclosed by wrought iron railings. The balcony overlooks Sworders Field and the childrens playground.

Kitchen Area

Base unit with worktop above. Inset sink unit, space for fridge and small cooker with cooker hood above and drawer unit below. One double and one quarter wall unit with tiled splashbacks below.



Sleeping Area



Shower Room

Enclosed fully tiled shower cubicle with Ideal Standard shower and seat. Pedestal wash basin, close couple wc. Fully tiled walls, wall mounted Dimplex warm air heater



Communal Grounds

To the front of the building there is a patio area with seating, flower bed and antique style coach lights. The car park has a provision for residents and visitors. To one side of the development there is a small spinney and to the rear a lawn area with flower borders, enclosed by a hedge. To the other side, there is another area of enclosed garden that is accessed via the conservatory.



Further View of Grounds



Guest Facilities

We understand that residents may arrange for friends or relatives to stay in the guest suite at a cost of £15.00 per night. The guest suite has a double bed, en-suite shower room and a small kitchen area.

Lease details

The lease is for a period of 125 years commencing 24.6.88. The service charge is £233.90 per month. Ground is £50 per annum and is paid in two half yearly payments.

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.

