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Independent Estate Agents and Valuers



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

£79,995

A refurbished one bedroom first 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, kitchen with integrated appliances, living room with fireplace and French doors leading to a Juliet balcony. The bedroom has built-in wardrobes and there is a luxury shower room with a modern white suite.

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 conservatory and lounge 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 D.

Communal facilities

Front door leads to

Entrance Lobby

Wall mounted entryphone system. 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 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 WC, 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.



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.



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.

PRIVATE ACCOMMODATION

Entrance Hall

Approached by own front door. Coving to ceiling. Built in storage cupboard housing Ariston water heater.

Living Room

8'9" x 10'10" (2.67m x 3.30m)

Electric storage heater. Coving to ceiling. TV & telephone points. Mock fireplace with modern stainless steel electric fire. Wall mounted entryphone/alarm system. Double opening French doors to Juliet balcony.



Fitted Kitchen

6'2" x 5'6" (1.88m x 1.68m)

Stainless steel circular inset sink unit with mixer tap. Travertine tiled splashbacks. Adjacent wooden work tops with cupboards below housing integrated washing machine, fridge/freezer and built in stainless steel oven. Electric hob with stainless steel cooker extractor hood above. One double and one single eye level wall cupboard. Coving to ceiling. Four ceiling spotlights.



Bedroom

10'6" x 6'10" (3.20m x 2.08m)

Window. Coving to ceiling. Double wardrobe cupboard.



Shower Room

7'7" x 6'4" (2.31m x 1.93m)

Modern white suite. WC with concealed cistern. Vanity unit wash basin with cupboard below. Travertine tiled walls. Laminated flooring. Coving to ceiling. Electric heater. Fitted mirror. Fitted shelving and cupboards. Double width shower cubicle with Mira electric shower unit, glazed shower screen and two grab handles. Alarm cord.



Lease Details

The lease is for a period of 125 years commencing 24.6.88.

The ground rent is £50 per annum & is payable in two six monthly instalments.

The current service charge is £263.35 per month.

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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.
