

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



2, Castle View, Bishop's Stortford, Herts, CM23 2XR

£82,500

A well maintained ground floor one bedroom apartment. The property is located in an attractive RETIREMENT DEVELOPMENT for the over 60's.

Castle View is a well regarded community with excellent 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 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. A Sub Post Office is also located close by. EPC Band C.

FRONT DOOR 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 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.

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

Built in storage cupboard.

LOUNGE/DINING ROOM

14'7" x 12'1" (4.45 x 3.68)

Two Dimplex storage heaters, telephone and television points, french door opening onto wrought iron balcony, separate window overlooking the park.



KITCHEN

7'8" x 4'6" (2.34 x 1.37)

Cupboard and drawer base units with worktop above, inset stainless steel single drainer sink unit with mixer tap. Space for small cooker with extractor fan and cupboard above. Double wall unit, part tiled walls, cupboard housing pre-lagged hot water cylinder.



BEDROOM

11'5" x 7'7" (3.48 x 2.31)

Window to side, television and telephone points, built in hanging storage cupboard, Dimplex storage heater.



BATHROOM

Panelled bath with grab handles, mixer tap and shower attachment. Pedestal wash basin with mixer tap, close couple wc, fully tiled walls, extractor fan, 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. 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 lawned 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 which is on the third floor 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 from April 2013 is £248.40 per month. Ground rent is £50.00 per annum and is payable in two half yearly payments.

VIEW OF SWORDERS FIELD

The balcony overlooks a small area of gardens to the rear of the property which are bordered by a hedge. Beyond that is Sworders Field and a childrens playground.

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.home-sale.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.

