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**Elliott Court, Legions Way, Bishop's Stortford, Hertfordshire, CM23  
2UG  
£135,000**

A spacious one bedroom first floor apartment which has Economy 7 heating and double glazing. The accommodation is tastefully decorated throughout. N.B. We have been informed by the vendor that a new hot water system was installed in July 2015.

The property is located in a sought after RETIREMENT DEVELOPMENT FOR OVER 60 YEAR OLDS which has a house manager and a 24 hour Careline response system. The excellent communal facilities include: Entrance hall with TV monitoring and entryphone system, house managers office, residents lounge and kitchen for social functions and meetings, laundry room, guest suite for overnight visitors, well tended communal gardens, car park with provision for residents and their visitors. N.B. The communal areas have been redecorated in January 2016.

The apartment comprises: Private entrance hall with walk-in airing cupboard, living room, fitted kitchen with built-in oven and hob, a large bedroom and a bathroom.

The town centre and mainline railway station are just over a mile away. There are local shops at nearby Snowley Parade. Junction eight of the motorway is about one and half miles away.  
EPC Pending.

### **Large Covered Porch**

Outside the main entrance is an entryphone system with TV monitoring. Entrance door to

### **Communal Entrance Hall**

Dado rail. Fitted carpet. Electric storage heater. Stairs and lifts to all floors. House managers office. Doors to residents lounge and the laundry room.

### **First Floor Landing**

Front door to

### **Private Entrance Hall**

Coving to ceiling. Large walk-in airing/storage cupboard with light connected housing hot water cylinder.

### **Living Room**

20'8 x 9'11" (6.30m x 3.02m)

Coving to ceiling. Mock fireplace. TV and telephone points. Electric storage heater. Alarm cord. Double glazed window. Double opening doors to



### **Fitted Kitchen**

7'7" x 6'7" (2.31m x 2.01m)

Range of units incorporating: Electrolux built-in oven, electric hob and cooker extractor hood. Stainless steel single drainer sink unit with cupboard below. Adjacent work surface with cupboard and drawers below. Space for upright fridge/freezer. Double glazed window. Coving to ceiling. Wall mounted electric heater. Eye level wall cupboards.



### Large Bedroom

24'1" x 9'11" (7.34m x 3.02m)

Coving to ceiling. Electric storage heater. Double glazed window. Alarm cord. Telephone point. Double built-in wardrobe cupboard with full-height sliding mirror doors.



### Bathroom

6'10" x 5'8" (2.08m x 1.73m)

Vanity unit wash basin. Low level WC. Panel bath with glazed shower screen and overhead shower unit. Fully tiled walls. Extractor fan. Wall mounted electric heater.





### **Communal Gardens**

The property is surrounded by well tended communal gardens. To the front, the gardens are enclosed by attractive wrought iron fencing and have lawned areas with various shrubs. To the rear there is another lawned area and well stocked flower beds.



### **Resident's Parking**

There is a car park to the rear of the building for residents and their visitors.

### **Lease Details**

There is a 125 year lease which commenced in 1999.

The ground rent is £230 per annum.

The Service Charge from March 2016 to February 2017 is £2172. 94 per annum.

These are paid in two six monthly instalments.

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### **Resident's Lounge**

A very spacious and well appointed communal lounge with double opening French doors leading to the well tended gardens to the rear of the building.



### **Resident's Kitchen**

For use in the event of social functions and meetings.

### **Laundry Room**

Equipped with two washing machines, two tumble dryers, Spin dryer, ironing table and sink.



### **Guest Suite**

Located on the second floor is a guest suite which can be booked by overnight visitors to the development. The current cost for a nights stay is £15 for one person and £20 for two.

### **RELOCATION AGENT NETWORK**

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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.

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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.

