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Herts CM23 2JU

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*Established 1986*

*Independent Estate Agents and Valuers*



## **35 Cedar Court Rye Street, Bishop's Stortford, Herts, CM23 2HB**

**Guide price £225,000**

Luxuriously appointed two bedroom ground floor flat in sought after location within reasonable walking distance of the town centre.

The property benefits from refitted Markwell's Upvc double glazed sash windows and a 998 year lease.

The accommodation comprises:- Entrance hall, spacious lounge/dining room, luxury modern kitchen with integrated oven & hob, two good sized bedrooms and refitted shower room. The property comes with one allocated parking space which is very close to the flat.

Bishop's Stortford is off junction 8 of the M11 and the mainline railway station runs a forty minute service into London Liverpool Street via the Stansted Express. Stansted International Airport is about a twenty minute drive from Bishop's Stortford. EPC Band D

### Entrance Hall

Laminate flooring, two Dimplex wall mounted storage heaters, airing cupboard housing pre-lagged hot water tank.

### Lounge/Dining Room

21'10" x 12'7" max (6.65m x 3.84m max )

Lovely spacious room with laminate flooring, windows on two aspects, two Dimplex wall mounted storage heaters.



### Fitted Kitchen

9'10" x 6' (3.00m x 1.83m)

Luxury modern fitted kitchen comprising: Cupboard and drawer base units with worktop above. Inset Franke one and a half bowl single drainer sink unit with mixer tap. Integrated Neff oven with Hotpoint ceramic hob above with tiled splashbacks. Space for dishwasher, washing machine and fridge/freezer. Part tiled walls, window to front. Eye level wall units.



### Bedroom One

13' x 11'9" (3.96m x 3.58m)

Single built in wardrobe cupboard, window to front, Dimplex wall mounted storage heater, laminate flooring.





### **Bedroom Two**

11'4" x 6'11" (3.45m x 2.11m)

Laminate flooring, window to side, wall mounted Dimplex storage heater.



### **Shower Room**

8'3 x 8'1" (2.51m x 2.46m)

Modern refitted shower room comprising: Corner shower unit with Triton shower and sliding door. Il Bagno Alessi wc, large hand wash basin set on vanity unit, window to front, part tiled walls, wall mounted Dimplex storage heater.



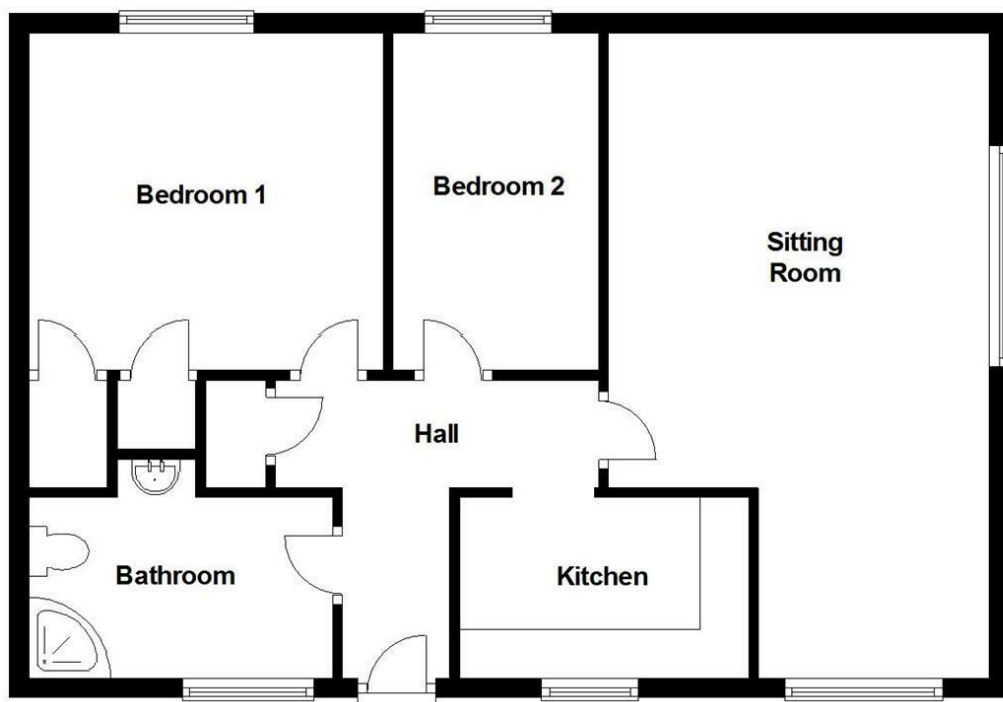
### **Allocated Parking**

The property has a numbered allocated parking space close to the flat.

N.B. There are also a number of visitors spaces nearby.

### **Lease Details**

There was a new 999 year lease put in place in 2014. The owners each own a part of the freehold so there are no ground rent charges but service charges are currently £1242 pa.



APPROX GROSS INTERNAL FLOOR AREA 700 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE