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Established 1986

Independent Estate Agents and Valuers



10 Heron Court, Bishop's Stortford, Herts, CM23 2AY

£229,995

A luxury and well maintained split level two bedroom maisonette which is within walking distance of train station and town centre. The property benefits from gas central heating, replacement double glazing and a single garage which is located in a nearby block.

The accommodation comprises: Entrance hall, lounge/dining room, fitted kitchen, two double bedrooms and luxury bathroom.

Bishop's Stortford is off junction 8 of the M11. The mainline railway station runs a forty minute service into London Liverpool Street via the Stansted Express. Stansted International Airport is approximately a 15 - 20 minute drive from the property. EPC Band C.

Entrance hall

Stairs to first floor, two wall light points.

First Floor Landing

Radiator, stairs to second floor.

Lounge/Dining Room

20'08" x 12'8" (6.30m x 3.86m)

Wooden flooring, box bay window to rear, two wall light points, two wall mounted speaker points, two radiators, understairs storage cupboard.



Fitted Kitchen

11'10" x 9'3" (3.61m x 2.82m)

Modern cupboard and drawer base units with worktop above, one of which houses the gas fired central heating boiler. Two circular stainless steel sinks with mixer tap. Integrated electric oven with gas hob and extractor hood above. Space for washing machine, fridge and freezer. Range of wall units with tiled splashbacks below. Ceramic tiled flooring, inset ceiling lights.



Second Floor Landing

Hatch to part boarded loft space, large bulk head storage cupboard, wooden flooring.

Bedroom One

12'5" x 9'7" (3.78m x 2.92m)

Double built in wardrobe cupboard, airing cupboard, window to front, radiator.



Bedroom Two

12'4" x 8' (3.76m x 2.44m)

Window to rear, radiator.



Luxury Bathroom

7'1" x 5'7" (2.16m x 1.70m)

Tiled panel bath with mixer tap, wall mounted shower with glazed folding screen. WC with concealed cistern. Modern wall mounted tempered glass bowl sink with mixer tap. Chrome heated towel rail, part tiled walls, inset wall lights, extractor fan, wooden flooring.



Garage

Located in a block close to the property.

Lease Details

The vendor is currently organising a new 99 year lease to commence from the completion of the sale. The ground rent is currently £80.00 per year but the vendor has been informed that this will increase to £200.00 per year when the lease extension has completed. There will be no service charge.

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.

FINANCIAL SERVICES

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