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Established 1986

Independent Estate Agents and Valuers



32 Dane House, Hadham Road, Bishop's Stortford, Herts, CM23 2PT

Offers in excess of £250,000

A spacious two bedroom second floor apartment which is located in a prestigious development on the north west side of town, within walking distance of Bishop's Park Neighbourhood Centre with its Tesco supermarket and doctors surgery.

There are many of the town's sporting facilities within walking distance which include: Rugby Club, Squash Club, Cricket Club and Tennis Club.

The accommodation which has gas central heating and part double glazing comprises; reception hall with cloakroom, a large lounge/dining room, kitchen/breakfast room, two good sized bedrooms and a shower room.

Bishop's Stortford has a range of shopping, educational and recreational facilities including a swimming pool and golf club. There is a mainline railway station serving Liverpool Street and the M11 motorway at junction 8 can be found on the eastern outskirts of the town. EPC Pending.

Communal Entrance Hall

Entryphone system. Stairs to all floors.

Front door to

Private Entrance Hall

Radiator. Ornate coving to ceiling. Built-in cloaks cupboard with light connected. Doors to kitchen/breakfast room and cloakroom. Arch to inner lobby.

Cloakroom

Wash basin. Low level WC. Extractor fan.

Kitchen/Breakfast Room

11'8" x 11'5" (3.56m x 3.48m)

Single drainer, one and a half bowl sink unit with mixer tap, cupboards and drawers below. Integrated oven and hob. Adjacent work surfaces with cupboards and drawers below. Plumbing for washing machine. Space for table. Worcester wall mounted gas fired central heating boiler. One double and two single eye level wall cupboards. Space for fridge/freezer. Ceramic tiled splashbacks. Velux double glazed skylight window.

Inner Lobby

Radiator. Ornate coving. Built-in airing cupboard housing hot water cylinder. Wall mounted entry phone. Double opening glazed panel doors to the lounge/dining room. Doors to bedrooms and shower room.

Hatch to loft. N.B. We have been advised by the present owners that there is the possibility of extending into the loft space as another flat owner has done.

Lounge/dining Room

16'5" x 16'5" (5.00m x 5.00m)

Ornate coving. Radiator. TV and telephone points.

Bedroom One

12'2" plus door recess x 11'6" (3.71m plus door recess x 3.51m)

Coving to ceiling. Radiator. One single and two double fitted wardrobe cupboards.

Bedroom Two

11'5" plus recess x 8'7" (3.48m plus recess x 2.62m)

Radiator. Coving to ceiling. Velux double glazed skylight window.

Shower Room

8'1" x 5'7" (2.46m x 1.70m)

Pedestal wash basin. Low level WC. Walk-in shower cubicle with Mira electric shower unit. Radiator. Extractor fan.

Communal Gardens

Extremely well maintained communal gardens surround the building. There are some neatly manicured lawns and well stocked flower beds. The car park to the entrance of the development is well maintained and there are some clearly marked visitors spaces.

Allocated Parking Space

There is a numbered allocated parking space.

Garage

Located in a block to the rear of the development.

Lease Details

There is a 999 year lease which commenced in 1989.

At the time of going to print we are awaiting details of the ground rent and service charges.

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

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.

