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**11A, New Town Road, Bishop's Stortford, Hertfordshire, CM23 3SA**

**Guide price £340,000**

A truly spectacular split-level apartment which forms part of a sympathetic conversion of a former Victorian Baptist Chapel.

The impressive accommodation extends to over 112 square metres (1200 square feet) and features four original full-height stained glass windows and on the upper floor there are vaulted ceilings in the bathroom and both of the enormous bedrooms.

The property has a modern gas central heating system, double glazing and secondary glazing to the original chapel windows. It comprises: Communal entrance hall with entryphone system, private entrance hall, 37' living room, modern and fully integrated kitchen, two bedrooms and a bathroom with a modern white suite. N.B. There is scope to create a mezzanine floor in each of the bedrooms, if desired. To the rear of the building is a car park for resident's use plus there is a permit controlled parking scheme in this area. Residents are then permitted to park their vehicles in the adjoining roads.

The chapel occupies a prominent location in this mainly Victorian street. There is an attractive public garden just over the road and the town centre is just around the corner. The mainline railway station is also a short walk away and there is a regular commuter service to London's Liverpool St. station as well as a link to nearby Stansted Airport. EPC Band C.

### **Wall Mounted Entryphone**

Entrance door leads to

### **Entrance Lobby**

Cupboard housing meters and fuse boxes. Stairs to first floor. Front door leads to

### **Private Entrance Hall**

Featuring the first of four original full-height stained glass windows that can be found in the apartment. Wood effect laminated flooring. Coving to ceiling. Four inset ceiling lights. Stairs to the upper floor landing.



### **Enormous Open Plan Living Room/Kitchen**

A most impressive room which is divided into two areas as described below.

#### **Lounge/Dining Area**

37' max x 16'7" max narrowing to 8'2" (11.28m max x 5.05m max narrowing to 2.49m)

Well lit by two original full-height stained glass windows to both side aspects.

Wood effect laminated flooring. Two radiators. Wall mounted entryphone. TV and telephone points. Twenty three inset ceiling lights. Coving to ceiling. Recess housing wall mounted gas fired combination boiler. Chrome light switches and sockets.



### **Fitted Kitchen**

16'3" x 8'6" plus recess (4.95m x 2.59m plus recess)

Original full-height stained glass window to the side aspect.

A range of modern wood effect units and granite work surfaces which incorporate: Neff stainless steel double oven and gas hob, Blanco contemporary chimney style extractor hood with glass hood, Hotpoint washer/dryer, Neff dishwasher, fridge and freezer.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. One double and two single eye level wall cupboards plus shelving. Large understairs storage cupboard. Seven inset ceiling lights. Coving to ceiling. Ceramic tiled splashbacks and granite upstands.



### **Upper Floor Landing**

Wall mounted entryphone. Hatch to loft space. Doors leading to bedrooms and bathroom.

**Bedroom One**

20'1" x 16'7" max (6.12m x 5.05m max)

A large vaulted room with a wooden panelled ceiling and exposed timbers. N.B. The ceiling is approximately 23' high.

Radiator. Two double glazed skylight windows with three large integrated storage boxes below. Wood effect laminated flooring. Five wall light points. TV and telephone points.



### Bedroom Two

15'8" x 10'3" (4.78m x 3.12m)

Vaulted room with a wooden panelled ceiling.

Radiator. Two double glazed skylight windows with two large integrated storage boxes below. Three wall light points.

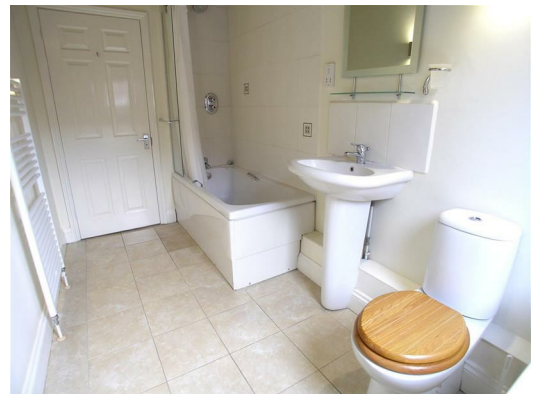


### Bathroom

12'2" x 5'11" (3.71m x 1.80m)

Another vaulted room with a wooden panelled ceiling and fitted with a modern white suite.

Pedestal wash basin with mixer tap and tiled splashback. Low level WC. Panel bath with tiled splash surround, mixer tap, overhead shower unit, shower rail and curtain. Heated towel rail. Double glazed skylight window. Three wall light points. Extractor fan. Shaver point. Fitted shelf and mirror. Ceramic tiled floor.



### Residents Car Park

To the rear of the building is a small car park for use by the residents.

N.B. A permit controlled parking scheme operates in this area. The annual cost for the first car is £36 and for the second it is £72. Permits can be obtained from East Herts District Council. Residents are then permitted to park their vehicles in the adjoining roads.

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### **Lease Details**

The lease commenced on 1st January 2002 and runs for 125 years.

The current ground rent is £200 per annum. This rises to £400 per annum in 2027 and is fixed at that figure for the next twenty five years.

The current Service Charge is believed to be £200 per annum. At the time of going to press, we are awaiting confirmation of this.

### **New Town Road Memorial Gardens**

Recently renovated to it's former glory. This lovely garden has several seating areas ,a central lawn, well stocked flower borders and a memorial to Queen Victoria's Jubilee.



### **View Of Property From The Memorial Gardens**

This photo shows the Chapel building as seen from the memorial gardens.



### **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

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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. 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.

