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**8 St Catherines Court, Windhill, Bishop's Stortford, Hertfordshire,
CM23 2NE
£192,500**

A recently repainted and spacious two bedroom ground floor apartment which is located in a sought after RETIREMENT DEVELOPMENT FOR THE OVER 60'S.

The accommodation comprises: private entrance hall with storage cupboard, spacious living room, fitted kitchen, shower room, double master bedroom with built-in wardrobe and a second single bedroom. All with the benefit of Economy 7 heating, double glazing and alarm/monitoring system.

The communal facilities are extremely impressive, commencing with a well decorated and carpeted reception lobby with house manager's office, lifts and stairs to all floors. There is also a large residents lounge, well stocked library, laundry room and a guest suite for overnight visitors. Outside, there are well maintained and landscaped communal gardens with various patios and seating areas. There is a large car park with more than ample provision for residents and their visitors.

St Catherines Court is located in a quiet tucked away area about half a mile away from the town centre. EPC Band B.

Communal Entrance Door to

Reception/Entrance Lobby

A well decorated and carpeted reception area with seating. Stairs and lifts to all floors. Office for the house manager when on duty which is Monday to Friday 09.00 to 17.00.

COMMUNAL FACILITIES

The development has the benefit of some excellent communal facilities.

On the second floor there is a guest suite for overnight visitors.

On the lower ground floor is a well stocked library area, a laundry room and a large residents lounge with a small kitchen attached . The lounge is well used for a range of social functions and meetings.

Residents Lounge

Located on the lower ground floor is a well equipped residents lounge with windows on two aspects and French doors leading out to a large communal patio area.



Communal Kitchen



Laundry Room

Also located on the lower ground floor is a laundry room which is equipped with two Miele washing machines and two Miele tumble dryers.

Communal Gardens

Extremely well maintained, landscaped communal gardens surround the building.

There are several lawned areas with well stocked flower beds and borders as well as several seating areas.

There is a large car park with plenty of parking for residents and their visitors.



PRIVATE AREAS

Entrance Hall

Wall mounted entryphone/alarm system. Coving to ceiling. Built-in cloaks/storage cupboard with light connected. Adjacent built-in airing cupboard housing water tanks. Electric storage heater. Doors leading to living room, bedrooms and shower room.

Spacious Living Room

14'5" x 10'6" (4.39m x 3.20m)

Coving to ceiling. TV, stereo and telephone points. Electric storage heater. Two wall light points. Mock fireplace with electric fire. Double glazed window overlooking the gardens to the rear of the development.



Fitted Kitchen

9'10" x 6'1" (3.00m x 1.85m)



Bedroom One

14'5" max x 8'10" (4.39m max x 2.69m)

Coving to ceiling. Electric storage heater. TV and stereo points. Recess with built-in double wardrobe cupboard. Double glazed window overlooking the gardens to the rear of the development.



Bedroom Two

10'7" x 6'7" (3.23m x 2.01m)

Coving to ceiling. Wall mounted electric heater. Double glazed oriel window overlooking the gardens to the rear of the development.



Shower Room

7'5" 5'2" (2.26m 1.57m)

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Glazed shower cubicle with Trevi shower unit. Electric heated towel rail. Extractor fan. Shaver light and point.

N.B. There was originally a bath fitted and this could be easily re-instated, if required.



LEASE DETAILS

A 125 year lease commenced in 1991.

Ground rent is £184.07 every 6 months (£368.14 per annum).

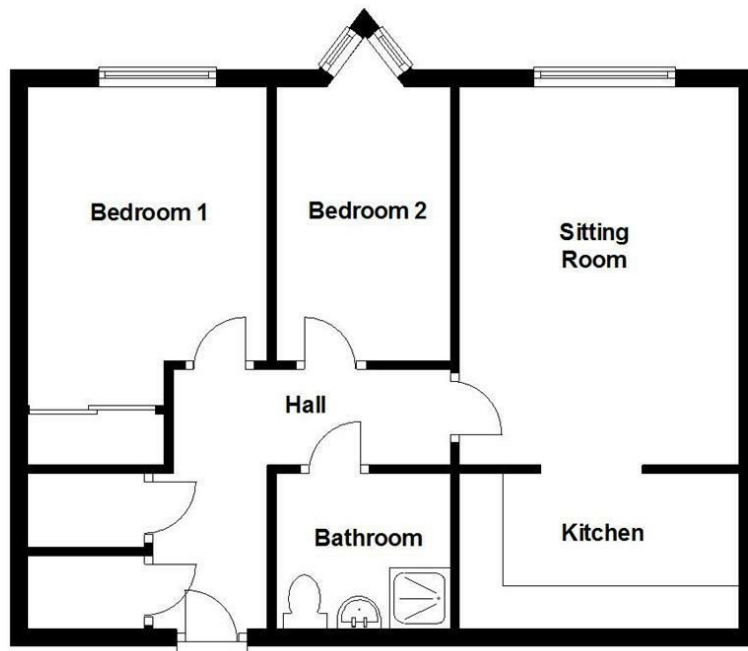
The current service charge to 1/10/2015 is £213.83 a month (£2,565.97 per annum). This covers maintenance, decorating, cleaning and security of all communal areas. Buildings insurance, water rates, wardens costs and the 24 hour emergency call system are also covered by this payment.

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. 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.



APPROX GROSS INTERNAL FLOOR AREA 500 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**