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Independent Estate Agents and Valuers



22 Elliott Court, Legions Way, Bishop's Stortford, Herts, CM23 2UG

£189,995

A spacious two bedroom first floor apartment which has Economy 7 heating and double glazing. The accommodation has recently been redecorated and recarpeted. A new kitchen has also been installed.

The property is located in a sought after RETIREMENT DEVELOPMENT FOR OVER 60 YEAR OLDS which has a house manager and a 24 hour Careline response system.

The excellent communal facilities include: Entrance hall with TV monitoring and entryphone system, house managers office, residents lounge and kitchen for social functions and meetings, laundry room, guest suite for overnight visitors, well tended communal gardens, car park with provision for residents and their visitors.

The apartment comprises: Private entrance hall with walk-in airing cupboard, living room, fitted kitchen with built-in oven and hob, two large bedrooms and a bathroom.

The town centre and mainline railway station are just over a mile away. There are local shops at nearby Snowley Parade. Junction eight of the motorway is about one and half miles away.

EPC Band C

LARGE COVERED PORCH

Outside the main entrance is an entryphone system with TV monitoring. Entrance door to

COMMUNAL ENTRANCE HALL

Dado rail. Fitted carpet. Electric storage heater. Stairs and lifts to all floors. House managers office. Doors to residents lounge and the laundry room.

FIRST FLOOR LANDING

Front door to

PRIVATE ENTRANCE HALL

Wall mounted entryphone/alarm system. Electric storage heater. Coving to ceiling. Large walk-in airing/storage cupboard with shelving and light connected housing hot water cylinder.

LIVING ROOM

15'9" x 14'2" max (4.80 x 4.32 max)

Coving to ceiling. Electric storage heater. TV and telephone points. Mock fireplace with electric fire. Double glazed window. Alarm cord. Double opening doors to kitchen.



FITTED KITCHEN

9'0" x 5'10" (2.74 x 1.78)

Recently refitted with modern white units and granite effect work surfaces.

Stainless steel single drainer sink unit with cupboard below. Adjacent work surfaces with cupboards and drawers below. Indesit built-in oven and ceramic hob. Cooker extractor hood. Seven single eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Space for fridge and freezer. Double glazed window. Wall mounted electric heater. Coving to ceiling. Alarm cord.



BEDROOM ONE

18'11" x 9'6" (5.77 x 2.90)

Electric storage heater. Double glazed window. Coving to ceiling. Telephone point. Alarm cord. Extensive range of wardrobe cupboards, drawers, bedside cabinets and a dressing table.



BEDROOM TWO

18'1" x 8'0" (5.51 x 2.44)

Wall mounted electric heater. Double glazed window. Coving to ceiling. Alarm cord.



BATHROOM

7'5" x 5'6" (2.26 x 1.68)

Vanity unit wash basin. Panel bath with grab handles, shower unit and fully tiled splash surround. Low level WC. Wall mounted electric heater. Coving to ceiling. Shaver light and point. Extractor fan. Electric heated towel rail. Fully tiled walls.



COMMUNAL GARDENS

The property is surrounded by well tended communal gardens. To the front, the gardens are enclosed by attractive wrought iron fencing and have lawned areas with various shrubs. To the rear there is another lawned area and well stocked flower beds.



RESIDENTS PARKING

There is a car park to the rear of the development for residents and their visitors.

LEASE DETAILS

There is a 125 year lease which commenced in 1999.

The service charge per annum is £3202. The ground rent per annum is £385.

COMMUNAL FACILITIES



RESIDENTS LOUNGE

A very spacious and well appointed communal lounge with double opening French doors leading to the well tended gardens to the rear of the building.

RESIDENTS KITCHEN

For use in the event of social functions and meetings.

LAUNDRY ROOM

Equipped with two washing machines, two tumble dryers, spin dryer, ironing area and sink.

GUEST SUITE

Located on the second floor is a guest suite which can be booked by overnight visitors to the development. The current cost for a nights stay is £15 for one person and £20 for two.

RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER * Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

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

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

First Floor



APPROX GROSS INTERNAL FLOOR AREA 650 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE