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**12 St Catherines Court, Windhill, Bishop's
Stortford, Hertfordshire, CM23 2NE
Guide price £195,000**

This 2 bedroom lower ground floor apartment with it's own access to the communal gardens, is available within a popular development for the over 60's, convenient for the town centre.

Private accommodation consists of a dual aspect sitting room, kitchen, bathroom, hallway, double bedroom with fitted wardrobes, single bedroom/dining room, economy 7 heating, double glazing, alarm/monitoring system, residents lounge, laundry room, ample parking, attractive gardens. EPC Pending.

St Catherines Court is tucked away off Windhill, near the centre of Bishop's Stortford and is a sought after retirement development built in 1991. The remaining lease is approximately 99 years.

Main Reception

Large reception area with seating, duty manager office, lifts and stairs. On the second floor is a guest suit for overnight visitors, available by arrangement with the Duty Manager.

Communal Lower Ground Floor

On the same level as this apartment is the laundry room and a large residents lounge with library area and kitchenette.



Hallway

Store/meters cupboard, airing cupboard, radiator, fitted carpet, doors to all rooms.

Sitting Room

14'03" x 10'03" (4.34m x 3.12m)

Dual aspect room, fitted carpet, radiator, ornate fire surround, access to kitchen.



Kitchen

9'09" x 6'01" (2.97m x 1.85m)

Range of wall and base cupboards, rolled edge work-surfaces, inset mixer tap sink unit and tiled splash backs, electric freestanding cooker with extractor hood above, free standing fridge freezer (new).



Main Double Bedroom

12'02" x 8'09" (3.71m x 2.67m)

Built in wardrobes, fitted carpet, radiator, dual aspect room.



Single Bedroom/Dining Room

10'06" x 6'07" (3.20m x 2.01m)

Glazed door to communal gardens, fitted carpet, radiator.



Bathroom

7'04" x 5'11" (2.24m x 1.80m)

Suite comprising panelled bath with shower over, low flush wc, hand wash basin, heated towel rail, fan heater, extractor fan, walls mainly tiled.

Outside Communal Areas

There is ample parking for residents and guests. St Catherines Court has very well maintained and attractive gardens with seating areas for residents to enjoy.



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.

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This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE