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18 Waggoners Court, Legions Way, Bishop's Stortford, Hertfordshire, CM23 2FP

Guide price £325,000

A very spacious two bedroom first floor retirement apartment which is in 'as new' condition.

Constructed by McCarthy & Stone in 2013, the development has been finished to the highest specification, with award-winning attention to detail throughout. The house manager oversees the day-to-day running of the development and there is also a 24 hour emergency call system.

The property benefits from underfloor heating with individual thermostats in each room and Upvc double glazed windows.

The accommodation comprises: Entrance hall with walk-in storage cupboard, lounge/dining room with balcony, luxury fitted kitchen with integrated appliances, master bedroom with a walk-in wardrobe and en-suite bathroom, large second bedroom and a fully tiled shower room.

The superbly maintained communal gardens are located mainly to the rear of the building. There are several lawn areas, abundantly stocked flower beds and several seating areas.

Waggoners Court is situated off of Stansted Road. The Stortford Shuttle bus service stops in the car park every 20 minutes. There are parking spaces available to rent for resident car owners. Local shops are nearby at Snowley Parade and the town centre is just over a mile away. EPC Band B.

Wall Mounted Entry Phone

Main entrance door to

Entrance Hall

Doors leading to resident's lounge.

Inner Hallways

Stairs and lift to all floors. Doors leading to laundry room, mobility scooter room, bin area and the guest suite.

Private Accommodation

Entrance Hall

Wall mounted entryphone. Three inset ceiling lights. Doors to lounge/dining room, bedrooms, shower room and

Walk-In Storage Cupboard

Light connected. Fitted shelving. Electricity meter and fuse box. Mains pressure hot water system.

Lounge/Dining Room

19'1" x 11'6" (5.82m x 3.51m)

Mock fireplace with coal effect electric fire. TV and telephone points Door to kitchen. Double glazed window and door leading to



Balcony

Enclosed by wrought iron railings and glass panels. Outside light.



View From The Balcony



Fitted Kitchen

7'5" x 7'4" (2.26m x 2.24m)

Fitted with modern light wood faced units incorporating: Hotpoint stainless steel oven, ceramic hob, stainless steel chimney style extractor hood, fridge/freezer.

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Two eye level wall cupboards plus shelving. Five inset ceiling lights. Ceramic tiled splashbacks to work surfaces. Double glazed window. Extractor fan. Ceramic tiled floor. fold-up breakfast table.



Bedroom One

19'3" x 9'11" (5.87m x 3.02m)

N.B. The measurement shown excludes a large window recess. Double glazed window. TV and telephone points. Doors to en-suite bathroom and



Walk-in Wardrobe Cupboard

6'4" x 4'6" (1.93m x 1.37m)

Light connected. Fitted hanging rails and shelving.



En-Suite Bathroom

7'3" x 6'11" (2.21m x 2.11m)

Fitted with a modern white suite and complementary fully tiled walls and floor.

Vanity unit wash basin with cupboard below. Low level WC. Panel bath with glazed shower screen, grab rails, mixer tap and overhead shower unit. Electric heated towel rail. Shaver light and point. Fitted mirror. Six inset ceiling lights. Extractor fan. Alarm cord.



Bedroom Two

14'7" x 9'6" (4.45m x 2.90m)

Double glazed window. TV and telephone points.

Shower Room

6'10" x 4'10" (2.08m x 1.47m)

Fitted with a modern white suite and complementary fully tiled walls and floor.

Double-width shower cubicle with grab rails. Pedestal wash basin. Low level WC. Three inset ceiling lights. Extractor fan. Alarm cord. Electric heated towel rail. Fitted mirror. Shaver light and point.



Resident's Lounge

A most impressive communal lounge which has several different seating areas, wide screen TV, computer desk and fireplace.



Communal Kitchen



Laundry Room

There are several washing machines and tumble dryers for the residents to use.



Mobility Scooter Room

A useful storage area for cycles, shopping trolleys etc. There is plenty of room for parking mobility scooters with wall mounted charging points.



Guest Suite

Located on the ground floor.

This suite is available for guests visiting residents. To book this facility please contact the house manager.

Communal gardens

The building is surrounded by well maintained and landscaped gardens, the majority being to the rear of the development. There are lawned areas, abundantly stocked flower beds and borders, seating areas, paved pathways and patio areas with outside lighting.



Parking Arrangements

Car parking permits are available to resident car owners.

Lease Details

There is a 125 year lease which commenced in 2013.

The ground rent is £495 per annum & is collected in two six monthly instalments

The current service charge from 1/4/16 to 31/7/17 is £2,494.14 per annum and is collected by monthly direct debit payments of £207.84.

The service Charge includes: Maintenance and cleaning of communal areas and gardens, buildings insurance, window cleaning.

N.B. Water Rates are £144 per annum.
