

3 Bridge Street  
Bishop's Stortford  
Herts CM23 2JU

**LEDNOR**  
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## **12, Tissimans Court, Bishop's Stortford, Herts, CM23 2TW**

**Guide price £350,000**

IMPRESSIVE TOP FLOOR APARTMENT LOCATED ON A QUIET NO THROUGH ROAD IN THE DESIRABLE NORTH WEST CORNER OF TOWN.

This high quality top floor apartment was converted in 2015 and is one of 12 exclusive apartments in Tissimans Court. The property also has the benefit of being owner managed. The well proportioned accommodation consists of a 24ft open plan living area with a high quality fitted kitchen, two large double bedrooms and two bath/shower rooms. There are double glazed windows throughout and the heating is provided by a gas fired boiler to radiators throughout.

There is private and secure parking for the residents of Tissimans Court and this apartment has one numbered parking space. There are two parking spaces for visitors.

The location is excellent and tucked away behind North Street, only a few minutes walk to the shops and restaurants. The council tax band is C and the EPC Rating is B.

### **Communal Entrance**

Secure entry phone system, stairs with access to independent apartments and door to secure private parking. There are small wall mounted post boxes for each apartment just outside the communal entrance door.

### **Top Floor Apartment Entrance**

Solid door leading to a spacious and bright entrance hallway with doors to all rooms, double glazed window to side, radiator, wall mounted entry phone and door to a large walk-in airing/coat cupboard with shelving, a wall mounted gas fired boiler and the fuse box.



### **Large open plan Kitchen/Sitting/Dining Room**

24'0" max x 13'2" max (7.33m max x 4.02m max)

Impressive open plan living area with a high quality fitted kitchen and integrated appliances including an electric oven with electric hob over, fridge, freezer and dishwasher. The kitchen benefits from granite work tops and an excellent range of wall and base units. The living area is a large and bright space with two double glazed windows to the front and two radiators.



**Bedroom 1**

13'5" max x 11'3" max (4.09m max x 3.44m max)

Large double bedroom with double glazed window to front, radiator and built in double wardrobe.



**En-Suite Shower Room**

7'6" x 6'6" (2.29m x 1.99m)

Complete with double walk in shower, WC, basin, extractor fan and heated towel rail.



**Bedroom 2**

13'2" x 10'2" (4.02m x 3.10m)

Spacious double bedroom with double glazed window to side, radiator and access to loft space.





### **Bathroom**

7'6" x 6'6" (2.29m x 1.99m)

High quality suite with bath and shower connection, WC, basin and heated towel rail.



### **Private and Secure Gated Parking**

There are electrically operated double doors leading down to the private parking area where each apartment has one allocated parking space. There are two spaces for visitors.



### **Lease Details**

There was a 125 year lease granted in June 2015 so there are currently just over 115 years left. The ground rent is £350.00 per annum and the service charge is £1400.00 per annum (Including Building Insurance) as of 13/02/2024.

### **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.

## **LOCAL INFORMATION**

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)  
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

## **FINANCIAL SERVICES**

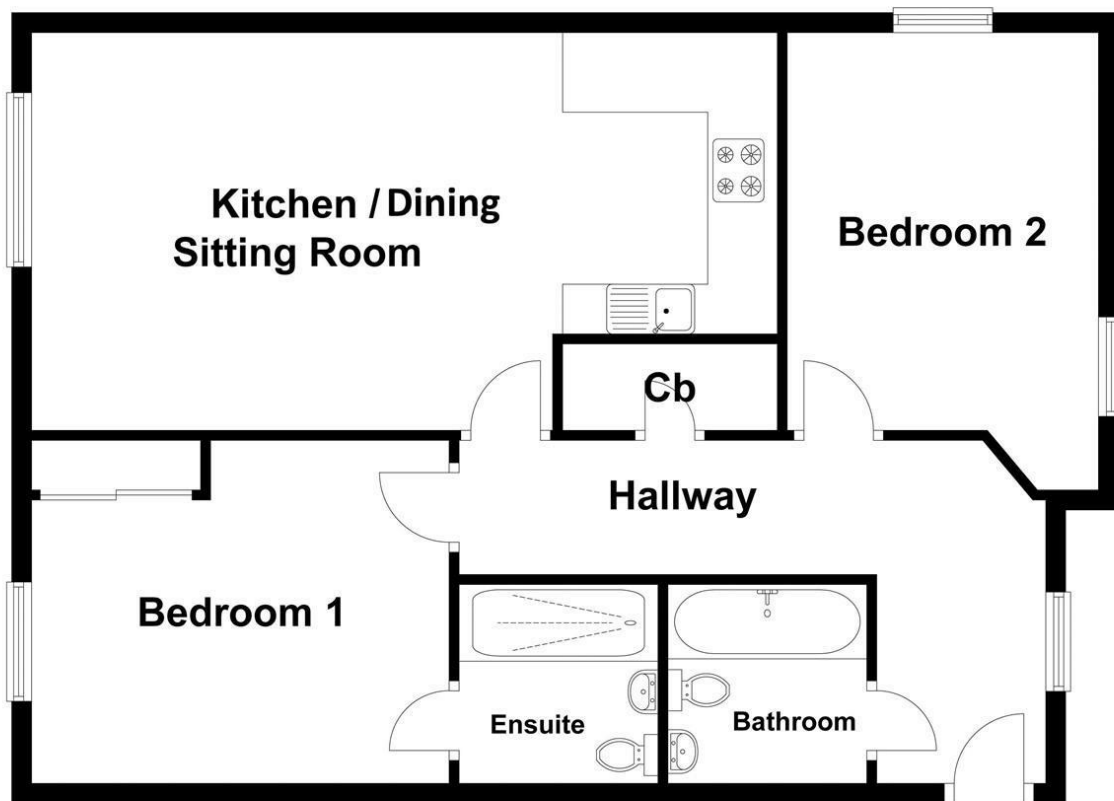
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.  
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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**Ground Floor**



**APPROX GROSS INTERNAL FLOOR AREA 79.4 SQM (854.65 SQFT)**

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