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*Independent Estate Agents and Valuers*



**33, Cedar Court, Bishop's Stortford, Herts, CM23 2HB**

**Guide price £225,000**

Viewings to commence 8/1/2024. Being offered as a chain free sale.

A well maintained two bedroom first floor apartment which has electric heating and UPVC double glazing throughout.

The accommodation comprises: Communal entrance hall with stairs up to the first floor, private entrance hall with storage cupboards, spacious lounge/dining room, kitchen, a double bedroom, a single bedroom and a bathroom. The building is surrounded by well maintained communal gardens with parking for residents and visitors. This flat has an allocated parking space for one car.

Cedar Court is a sought after development which is within walking distance of Bishop's Stortford mainline railway station and the town centre. Opposite is Grange Paddocks with wide open spaces, riverside walks and a leisure centre with its Olympic sized swimming pool and gymnasium. It is not far to walk to Waitrose Supermarket and the town centre.

Bishop's Stortford has a range of shopping, educational and recreational facilities including the golf club. There is a mainline railway station serving Liverpool Street and the M11 motorway at junction 8 can be found on the eastern outskirts of the town.  
EPC Band C. Council Tax Band C.

### **Communal Entrance**

Stairs leading to first floor.

### **Entrance Hall**

Wood effect laminate flooring. Cloaks/storage cupboard. Storage cupboard housing pre-lagged hot water tank and immersion heater for domestic hot water.

### **Lounge/Dining Room**

16'0" x 12'9" (4.886 x 3.905)

Double glazed window to side aspect. Television and telephone point. Wall mounted storage heater. Wood effect laminate flooring.



### **Kitchen**

7'3" x 6'11" (2.226 x 2.118)

Modern white fronted cupboard and drawer base units with wooden style worktop above. Stainless steel single drainer sink unit. Mixer taps. Cupboard underneath. Adjacent and opposite cupboards and drawer units. Two double one single eye level wall units. Space for washing machine, cooker and fridge/freezer. Part tiled walls. Extractor fan. Wood effect laminate flooring.



### **Bedroom 1**

12'0" x 10'10" (3.670 x 3.311)

Double glazed window to side aspect. Wall mounted storage heater. Wood effect laminate flooring.



### Bedroom 2

10'10" x 7'0" plus cupboard (3.309 x 2.142 plus cupboard)  
Window to side aspect. Built-in wardrobe/storage cupboard.



### Bathroom

7'0" x 5'9" (2.159 x 1.753)

White suite comprising of panelled bath with grab handles. Glass shower screen. Briston electric shower. Pedestal wash basin. Low level WC. Half tiled walls. Shaver point. Extractor fan. Wall mounted Dimplex heater.



### Communal gardens

Well maintained communal gardens surround the building. There are lawned areas with various flower beds, shrubs and trees.

### Allocated Parking

There is allocated parking for one car which is numbered opposite the flat.

### Visitors Parking

There are various spaces for visitors dotted around the development.

### Leasehold Details

The lease commenced in 1984 but has subsequently been extended. There are 159 years left to run on the lease.

There is no ground rent.

The current annual service charge is £2,326 per annum. Paid in 2x half yearly amounts of £1,162.81. 1/4/2023 to 31/3/2024.

### Grange Paddocks

Cedar Court enjoys an elevated location overlooking Grange Paddocks and The Meads which is where the River Stort runs south into the town and north into the countryside towards Stansted. There are some lovely riverside walks and open spaces in this part of town. The Paddocks are the home of grass roots football in the town.

Grange Paddocks Leisure Centre boasts an Olympic sized pool, a training pool, gymnasium, fitness centre and a cafe.





## **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.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

## **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.

