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Established 1986

Independent Estate Agents and Valuers



9, St Catherine's Court, Bishop's Stortford, Herts, CM23 2NE

Guide price £169,995

An extremely well presented ground floor apartment which is located to the rear of the building with a pleasant outlook over the gardens and Priory Court beyond. IT IS BEING OFFERED AS A CHAIN FREE SALE.

Whilst the apartment is on the ground floor for easy access, the rear windows are all elevated with no ground floor access. This apartment is located in a sought after retirement development for the over 60's.

The private accommodation consists of a large sitting room with a mock fireplace, refitted kitchen with integrated appliances, large double bedroom with fitted wardrobes and a luxury fully tiled shower room with an easy access walk-in shower.

The apartment benefits from double glazed windows which were replaced by Everbrite in 2017 and electric heating.

There are excellent communal facilities that include, Residents lounge with kitchenette, laundry room with high quality washers and dryers, guest suite for overnight visitors, spacious reception area with house manager's office, lift serving all floors, superbly maintained communal gardens which surround the building and finally, a large car park with resident's parking and spaces for visitors.

St Catherine's Court was constructed in 1991 and has been a popular choice for retired people ever since. It is located on the outskirts of the town centre and served by local buses with stops close by. There is also the very useful Stort Shuttle Bus which circulates around the town stopping at various key points including shopping areas, hospital and station.

EPC Pending. Council Tax Band is C.

Secure Entry Phone Access To:

Reception area

Recently recarpeted.
Stairs and lift to all floors.
House Manager's Office.



Front Door To

Entrance Hall

Built-in airing cupboard. Walk-in storage cupboard with light connected. Wall mounted entry phone/alarm system.



Living Room

16'5" x 10'2" (5.027 x 3.118)

A spacious room which is well lit by a double glazed window which overlooks the communal gardens.
TV and telephone points. Mock fireplace. Two wall light points.
Modern electric radiator.



Refitted Kitchen

7'5" x 7'2" (2.265 x 2.201)

Fitted with an extensive range of matt grey 'soft close' units and white quartz effect work surfaces with matching upstands. Integrated appliances include: AEG stainless steel oven, microwave, ceramic hob and dishwasher.

Stainless steel single drainer sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Seven single and two corner eye level wall cupboards with lighting below. Space for upright fridge/freezer. Ceramic tiled walls and floor. Alarm cord.



Double Bedroom

13'11" plus wardrobes x 8'10" (4.243 plus wardrobes x 2.701)

Also benefiting from a double glazed window overlooking the gardens.

TV and telephone points. Double built-in wardrobes with bi-fold doors. Alarm cord.



Luxury Modern Shower Room

7'7" x 5'7" (2.315 x 1.711)

Fitted with a contemporary white suite with complementary tiling and fittings.

Double walk-in shower with useful grab rails. Vanity unit wash basin with mixer tap and cupboards below. Low level WC. Electric heated towel rail. Wall mounted electric heater. Extractor fan.



Residents Lounge

A well equipped rooms with double glazed windows on two aspects and French doors leading out to a large communal patio area.



Communal Kitchen

Used by the residents for social functions and meetings.



Laundry Room

Equipped with two Miele professional washing machines and two Miele tumble dryers.

Communal Gardens

Extremely well maintained gardens surround the building. There are several lawn areas, well stocked flower beds and several seating areas.



Parking Arrangements

This development benefits from a large car park with plenty of parking spaces for residents with cars and their visitors.

Lease Details

There is a 125 year lease which commenced on 1991. The current Service Charge is £335 per month.

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

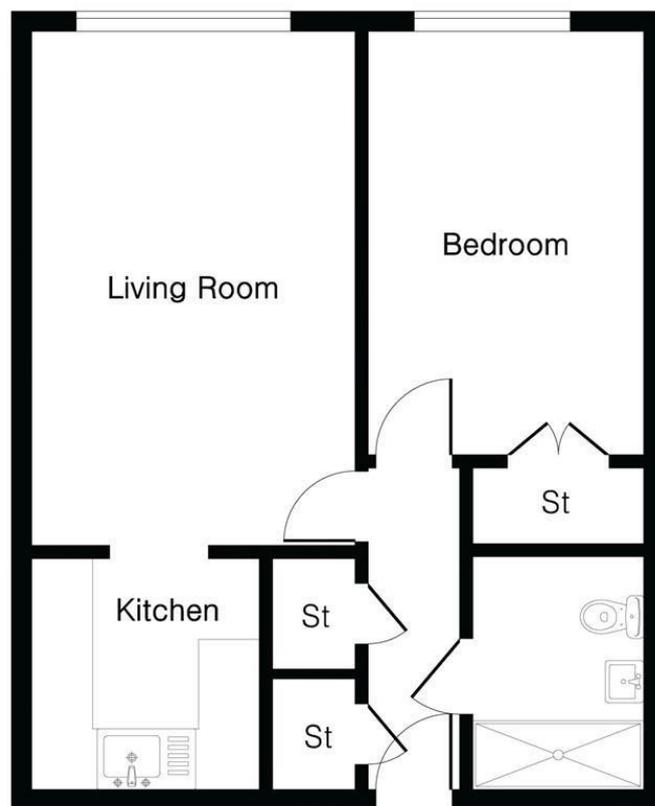
Find the property you are interested in and then select premium brochure.

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.

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.

Approximate Gross Internal Area 486 sq ft - 45 sq m



Ground Floor