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**16 Chancel House, 110 South Street, Bishop's
Stortford, Hertfordshire, CM23 3BG
Guide price £259,995**

TOP FLOOR APARTMENT LOCATED IN THE TOWN CENTRE WITH ALLOCATED PARKING.

This spacious one double bedroom apartment is located on the second floor of the sought-after Chancel House, completed in 2016. This modern but established development is without a doubt one of the most desirable residential locations within Bishops Stortford due to the quality of finish matched with its close proximity to the town centre as well as the mainline rail station which is located within a five minute walk.

The accommodation consists of a large open plan living area with dual aspect windows, a fitted kitchen with integrated appliances, double bedroom with fitted wardrobes and a bathroom with shower over. There is excellent storage including a large cupboard/utility space and spacious hallway.

Located to the side of the property there is a communal car park with one allocated parking space.

The council tax band is B / The EPC Rating is B

Communal Entrance

To the front, there is a secure Entryphone system with a door leading to a well maintained hallway and stairs rising to the first and second floors. To the side of the property there is a second communal entrance with a secure Entryphone system which leads from the car park - post boxes for the individual apartments are located just inside the door.

Apartment Entrance Hall

Spacious and welcoming hall with radiator, built in double storage/utility cupboard and doors to all rooms. The utility cupboard has space and plumbing for a washing/drying machine.



Large open plan living area/kitchen

20'10" x 11'5" (6.36m x 3.50m)

Bright and open living area with dual aspect windows, two radiators and a fitted kitchen with wall and base units and integrated appliances - these include a fridge/freezer, dishwasher and electric oven with 4 rings gas hob and extractor over. There is a wall mounted gas fired combi boiler.



Double bedroom

11'1" x 10'9" (3.40m x 3.29m)

Large double bedroom with fitted wardrobes and windows to the front. Radiator.



Bathroom

6'11" x 5'5" (2.13m x 1.67m)

Modern suite with bath and shower over, WC, basin and stainless steel heated towel rail.



Allocated Parking

There is a large car park with one allocated parking space.



Lease Details

A lease of 125 years was granted on the 1st May 2016. The management/service charge is currently £107.71 per month and the ground rent is £200 per year.

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

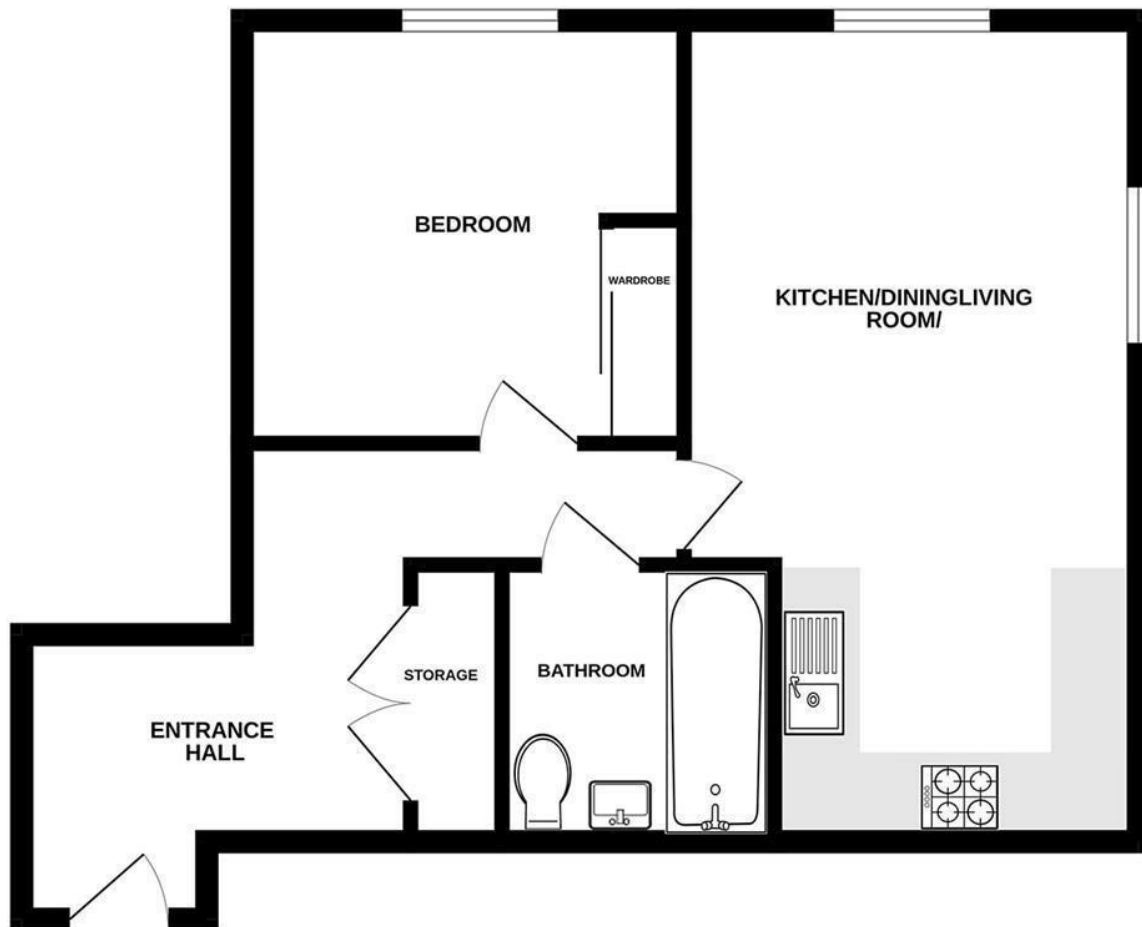
Find the property you are interested in and then select premium brochure.

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.

2ND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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