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*Established 1986*

*Independent Estate Agents and Valuers*



## **7 The Emery, Chantry Road, Bishop's Stortford, , CM23 2SB**

### **Offers over £450,000**

Set within an exclusive gated development on the highly desirable north-west side of Bishop's Stortford, this exceptional two double bedroom first floor apartment forms one of just 14 high-specification residences. Enjoying wonderful views towards St Michael's Church and located just a short walk from the town's excellent shops, restaurants and bars, the property combines convenience with a peaceful and private setting.

Beautifully appointed throughout, the apartment offers modern, high-quality living with underfloor heating, a stylish fitted kitchen with premium integrated appliances, and a gas-fired combi boiler with water softener. The property further benefits from a share of freehold, allocated parking alongside visitor spaces, and well-maintained communal gardens featuring a delightful south-facing patio area — perfect for relaxing and entertaining.

This superb home presents an outstanding opportunity for those seeking a refined apartment in a prime Bishop's Stortford location.

The EPC Rating is B.

### Inner Courtyard

Secure Entryphone system leading to an impressive courtyard with a lift and stairs to the first and second floor apartments.

### Private Entrance Door

Located on the first floor on the South side of the property.

### Large Open Plan Living Area

21'1" max x 18'8" max (6.43m max x 5.69m max)

Fabulous and bright open plan living area featuring a large Sash window with a wonderful view of St Michael's Church. The high quality fitted kitchen includes;

- Fitted wall and base units
- Kuppersbusch ovens, induction hob and extractor
- Fridge/Freezer
- Dishwasher
- Washing machine



### Inner Hall

Leading to the bedrooms and bathroom with a double cupboard housing the Viessmann gas fired combi boiler and a further double storage cupboard.

### Bedroom 1

14'11" max x 14'7" (4.55m max x 4.47m)

Large double bedroom with double doors and Juliet balcony, opening to;



### **Dressing Area**

With fitted double wardrobe, door to;



### **En-Suite Shower Room**

Fully tiled with double shower unit, basin with vanity unit, stainless steel heated towel rail and WC.



### **Bedroom 2**

11'0" x 10'6" (3.36m x 3.22m)

Double bedroom with built in wardrobe.



### **Bathroom**

Fully tiled bathroom with bath, vanity unit with basin, WC and stainless steel heated towel rail.



### **Parking**

The entrance to the property is through secure electrically operated iron gates leading to a large courtyard with allocated and visitor parking spaces.

### **Communal Gardens**

The principal area of garden is to the rear of the property and is mainly laid to lawn with a large South facing patio.

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## View

Lovely South facing view towards St Michael's Church.



## Tenure and Charges

The apartment is leasehold with 109 years remaining on the lease. The owners of the apartments collectively own the freehold and they run the 'Emery House Management Company'.

Service Charges for the most recent 6 months: £1335.00 - this includes boiler servicing, window cleaning and grounds maintenance

Block Insurance: £500.00 per annum

Ground Rent: £250.00 per annum

## 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.

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**Approximate Gross Internal Area 1022 sq ft - 95 sq m**



First Floor