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Independent Estate Agents and Valuers



**40 St Catherine's Court, Windhill, Bishop's Stortford, Herts, CM23
2NE
Guide price £169,995**

A spacious and very well presented second floor apartment which is located to the rear of the building with a pleasant outlook over the communal gardens. This apartment is located in a sought after retirement development for the over 60's

The private accommodation consists of a spacious living room, modern kitchen with integrated appliances, double bedroom with fitted wardrobes and a fully tiled shower room with double shower unit. The apartment benefits from double glazing and modern wall mounted electric heaters.

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 Band C. Council tax band C.

Secure Entryphone Access

Door to;

Reception Area

Private Entrance Hall

With doors to all rooms, storage cupboard with consumer unit and electricity meter and airing cupboard with hot water tank.

Modern Fitted Kitchen

7'9" x 6'10" (2.37m x 2.10m)

Fitted with a good range of wall and base units and integrated appliances including double oven, induction hob with extractor over, fridge/freezer and slimline dishwasher.

Living/Dining Room

16'9" x 10'4" (5.11m x 3.17m)

Spacious and bright reception room with double glazed windows to the rear, wall mounted modern electric radiator and electric fire.



Double Bedroom

13'11" x 8'10" (4.25m x 2.71m)

Large bedroom with fitted wardrobes, double glazed window to the rear and wall mounted electric radiator.



Shower Room

7'5" x 5'6" (2.27m x 1.69m)

Fully tiled shower room with double shower unit, vanity unit with basin and WC, heated towel rail and alarm cord.



Communal Gardens

The superbly maintained gardens surround the building and there are two patio/seating areas, one of which is close to this flat.

The car park has numerous parking spaces for residents use plus plenty of parking for visitors.



Residents' Lounge

Located on the lower ground floor is a spacious lounge which is used by the residents for various social events and meetings. There is a small kitchen attached to this room for resident's use. There is also a cloakroom close-by.



Laundry Room

Located on the lower ground floor next to the residents lounge.

Well equipped with two high quality commercial washing machines and tumble dryers.

There is a well organised booking system for the residents to use this equipment.



Guest Suite

This is available for overnight guests at a cost of £20 per night and is bookable via the house manager.

Lease Details

The initial lease term was 125 years and commenced on the 1st October 1990. There are currently 91 years remaining.

The service charge is currently £3641.56 per year. The ground rent is currently £322.12 per year.

The service charge covers cleaning and maintenance of all communal areas and gardens, the house manager's costs and lift servicing/maintenance.

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.

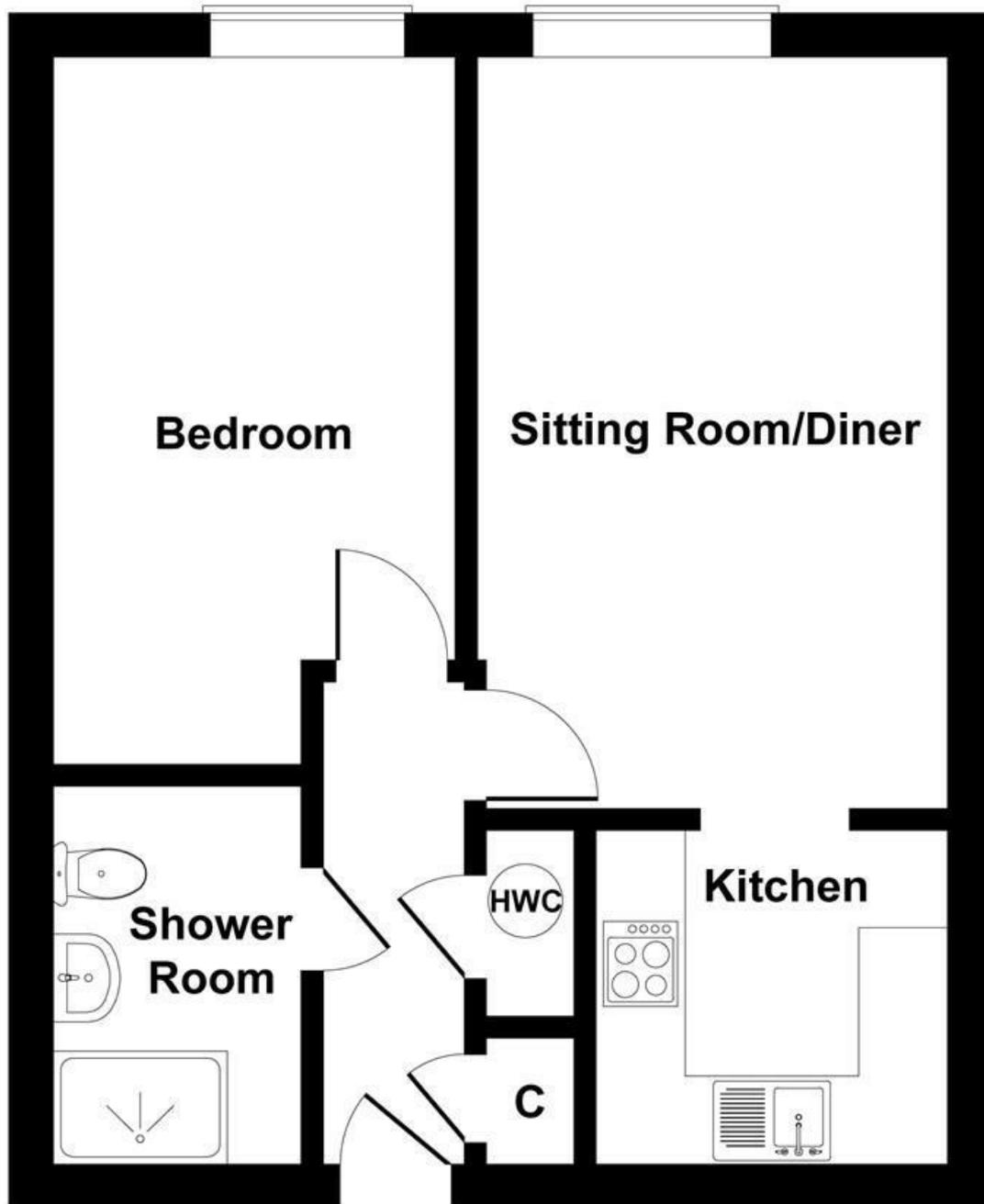
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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.

40 St Catherine's Court



Not to Scale. Produced by The Plan Portal 2024
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