PESTELL & Co
ESTABLISHED 1991

Island Court, London Road, Bishops Stortford, Herts.

GUIDE PRICE - £285,000

A fantastically presented 2 bedroom, first floor apartment, offering beautiful views over the River Stort situated in this small, sought after development on the edge of the town within walking distance of the mainline station. The accommodation has been improved by the current owners and consists of an entrance hallway, open plan living space with balcony river views and fitted kitchen, en-suite shower room and further shower room. The property benefits from a secured allocated parking space, as well as visitors spaces and communal gardens.

Secure main front door into communal entrance way and stairs up to the front door into:

ENTRANCE HALLWAY:

Tiled flooring, storage cupboard, telephone entry system, radiator, ceiling light point. Doors to all rooms.

LIVING/DINING ROOM - 14'6 x 11'10 (4.42m x 3.61m)

Carpeted, double doors with side windows opening to a balcony overlooking the River Stort, radiator and ceiling light point.

KITCHEN AREA - 14'5 x 5'11 (4.39m x 1.80m)

Tiled flooring, a range of eye and base level units with complementary work surface with inset sink and drainer unit. Built in double oven and microwave , 4 ring gas hob with extractor over, integral fridge/freezer, dishwasher and washing machine/dryer. Under lighting and inset down lighters.

BEDROOM 1 - 13'8 x 9'11 (4.17m x 3.02m)

Carpeted, double glazed window to rear overlooking the river, built in double wardrobe, radiator and ceiling light point. Door into:

EN-SUITE SHOWER ROOM:

Tiled flooring and half walls, shower cubicle, wash hand basin, low level w.c.. Opaque window to rear, heated towel rail, extraction fan and inset down lighters.

BEDROOM 2 - 13'8 x 6'2 (4.17m x 1.88m)

Carpeted, double glazed window to rear overlooking the river, radiator and ceiling light point.

SHOWER ROOM:

Fully tiled, double shower cubicle, wash hand basin, low level w.c., heated towel rail, extraction fan and inset down lighters.

OUTSIDE - Electric gates to an allocated parking space. Visitors parking. Well maintained communal gardens surround the building with lawned areas and well stocked beds with a variety of shrubs.

FULL ADDRESS

Island Court, London Road, Bishops Stortford, Herts, CM23 3LE

LOCAL AUTHORITY

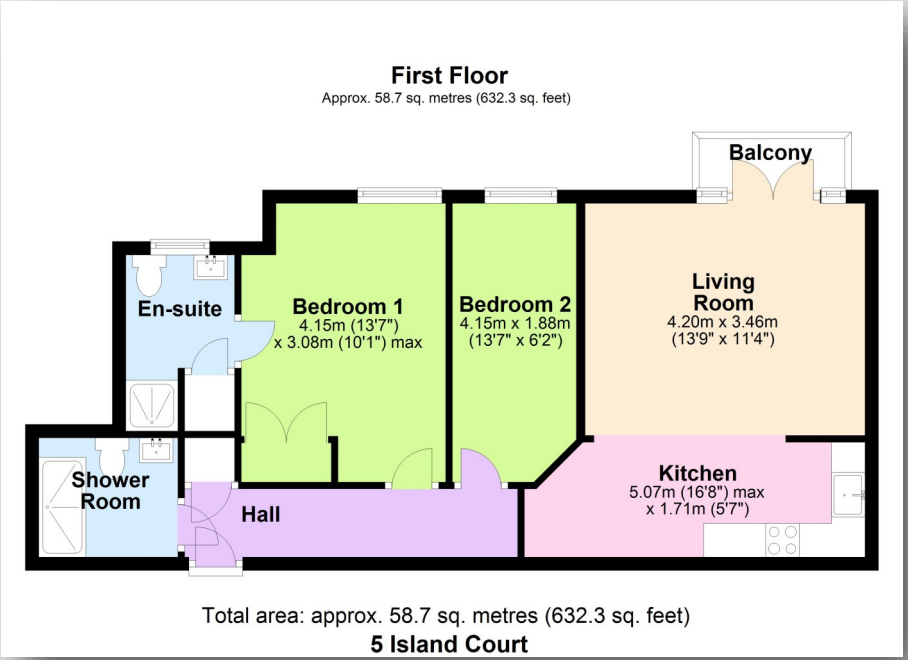
East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

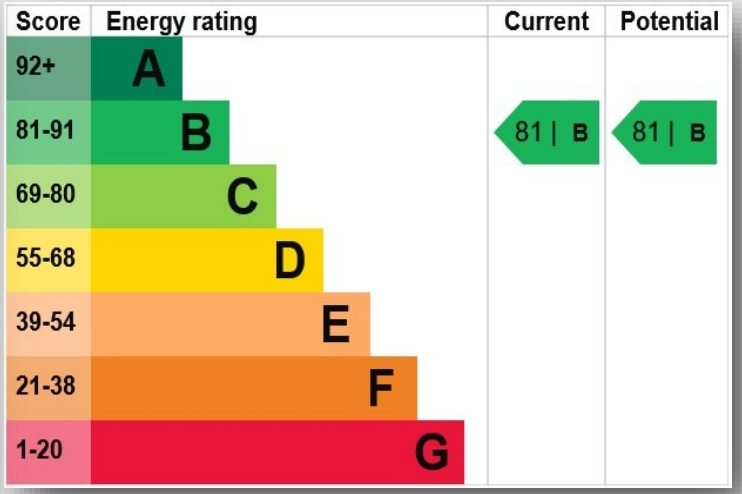
COUNCIL TAX BAND

Band C

Lease Length - *approx. 104 years*

Ground Rent - *£175 per annum*





IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.,), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.,) will be included in the sale.