PESTELL & Co
ESTABLISHED 1991

8 White posts Court Bishops Stortford, Herts, CM23 3JY

GUIDE PRICE - £279,995

An immaculately presented 2 bedroom, first floor apartment, set in the centre of Bishops Stortford. The accommodation consists of an entrance hall-way, light and airy open plan living space with fitted kitchen, 2 bedrooms, master bedroom with en-suite and a bathroom. The property benefits from communal gardens an allocated parking space, plus visitors parking..

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

ENTRANCE HALLWAY:

Carpeted, storage cupboard, telephone entry system, loft access, ceiling light point. Doors to all rooms.

Open Plan Living Space:

LIVING/DINING ROOM - 17’3 x 11’2 (m x m)

Carpeted, double glazed window to front , electric heater, coving to ceiling, two ceiling light points. Open into:

KITCHEN - 11’2 x 6’7 (m x m)

Tiled flooring, a range of eye and base level units with complementary work surface with inset sink and drainer unit. Built in oven, 4 ring hob with extractor over, integral fridge/freezer, dishwasher and washing machine. Win-dow to side and inset down lighters.

BEDROOM 1 - 9'8 x 14'7 (m x m)

Carpeted, window to front, electric heater, coving to celling and ceiling light point.

EN-SUITE -

Tiled flooring, Shower cubical with power shower, Heated tail rail, extraction fan, inset down lighters, pedestal wash hand basin with cupboard under.

BEDROOM 2 - 11'2 x 8'0 (m x m)

Carpeted, window to front, electric heater and ceiling light point.

BATHROOM -

Tiled flooring, panel bath with overhead shower, pedestal wash hand basin, low level w.c. Heated tail rail, extraction fan and inset down lighters.

FULL ADDRESS

8 White posts Court Bishops Stortford, Herts, CM23 3JY

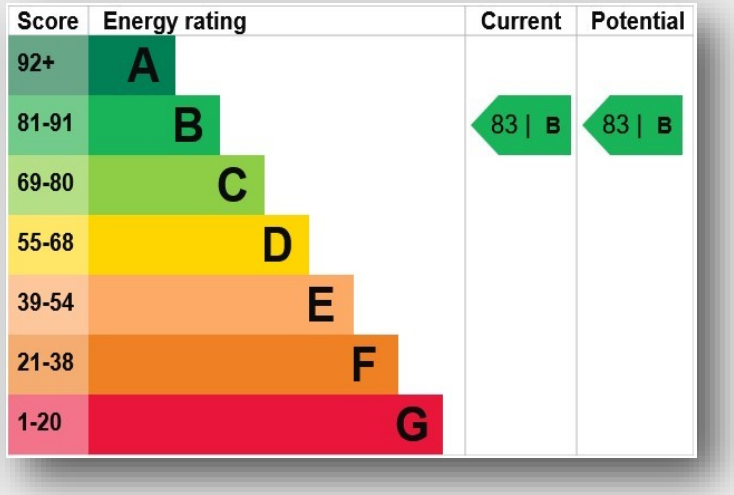
LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band

Lease Length - *200 years approx.*
Service Charge - *£1500 per annum*
Ground Rent - *£150 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.