



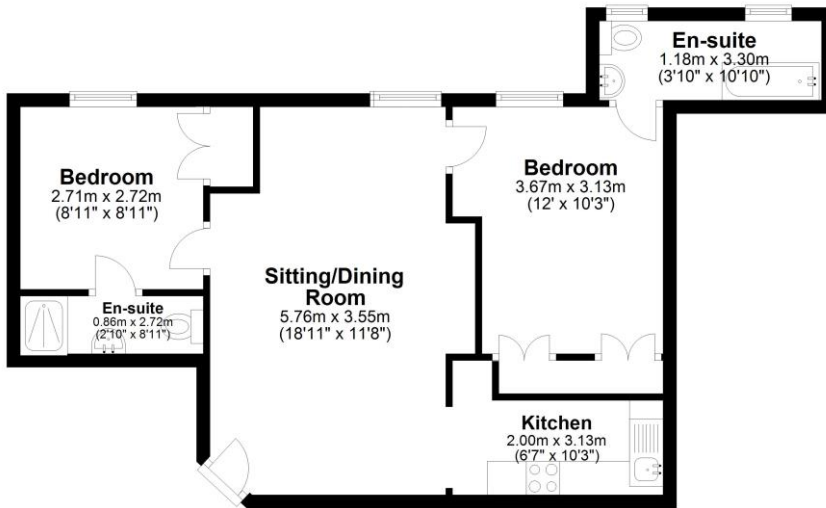
6 Oak Hall, Chantry Road, Bishop's Stortford,  
Hertfordshire, CM23 2SQ

Asking price: £239,995  
Leasehold



### First Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



Total area: approx. 53.0 sq. metres (570.8 sq. feet)

### Sitting /Dining Room

18'11" x 11'8" (5.77m x 3.56m)

### Kitchen Area

10'3" x 6'7" (3.12m x 2m)

### Bedroom

8'11" x 8'11" (2.72m x 2.72m)

### Ensuite

8'11" x 2'10" (2.72m x 0.86m)

### Bedroom

12' x 10'3" (3.66m x 3.12m)

### Ensuite

10'10" x 3'10" (3.3m x 1.17m)

A first-floor apartment in part of what was the historic Oak Hall Estate, comprising a spacious sitting/dining room with kitchen off and two bedrooms each with en-suites. Externally is off street parking. Oak Hall was built in the mid 1800's by the architect George Edward Prichett in the Tudor style and was owned by the Army throughout the 1st and 2nd World Wars. It was one of the largest estates in the town and is now Grade II Listed. The property is located on the northwest side of Bishop's Stortford, with easy access of the town's facilities.

The property benefits from a long lease with 948 years remaining. The annual service charge, including ground rent is £1950.

Offered with no onward chain. EPC Exempt. Council Tax Band B.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

21 North Street, Bishop's Stortford, Hertfordshire, CM23 2LD

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**Intercounty**  
Estate and Letting Agents