



32 Nicholls Lodge, South Street,  
Bishop's Stortford, Hertfordshire, CM23 3FN

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Asking Price: £260,000  
Leasehold



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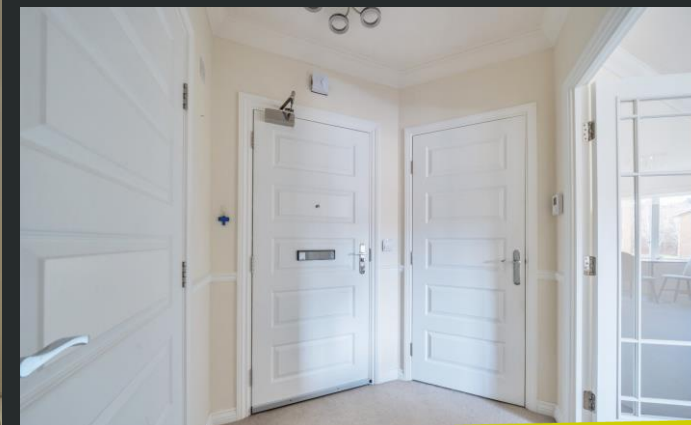




A luxury one double bedroom, second floor retirement apartment forming part of this recently built, securely gated, riverside development, situated in the town centre close to all local amenities. Internal accommodation comprises entrance hallway, open plan lounge/dining room, fitted kitchen, double bedroom with built-in wardrobe plus a shower room. Nicholls Lodge also provides residents parking, a communal lounge, a well-being suite offering hairdressers and beauty treatments, a guest suite for visitors and a laundry room. Additionally, there is a careline with 24-hour support service. The property is offered with vacant possession and no onward chain.

The property is leasehold with 118 years remaining on the lease. The annual service charge is £2721 and ground rent is £718 per annum.

Council Tax Band C. EPC Band B.



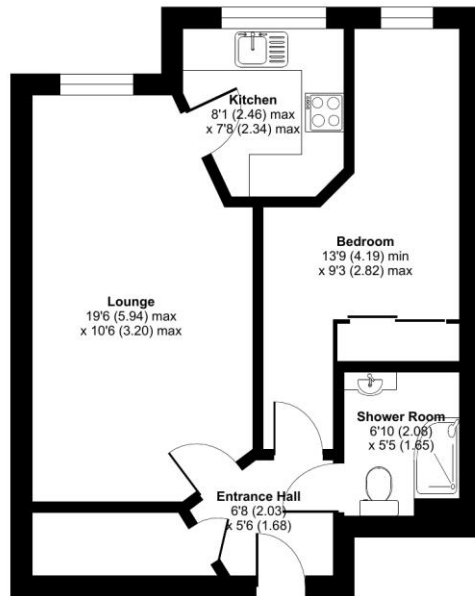
1 Bedroom Retirement Apartment  
2nd Floor  
Communal Gardens & Residents Parking  
Town Centre Location  
24-Hour Careline  
Well-Being Suite & Guest Suite  
No Onward Chain  
Council Tax Band C  
EPC Band B

#### ADDITIONAL INFORMATION

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.

## South Street, Bishop's Stortford, CM23

Approximate Area = 488 sq ft / 45.3 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Intercounty Estate Agents. REF: 941066



**Entrance Hall** 6'8" x 5'6" (2.03m x 1.68m)  
**Lounge** 19'6" x 10'6" (5.94m x 3.2m)  
**Kitchen** 8'1" x 7'8" (2.46m x 2.34m)  
**Bedroom** 13'9" x 9'3" (4.2m x 2.82m)  
**Shower Room** 6'10" x 5'5" (2.08m x 1.65m)

**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

**T: 01279 757250 | W: [www.intercounty.co.uk](http://www.intercounty.co.uk)**

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