



Flat 17, St. Catherines Court, Windhill,
Bishop's Stortford, Hertfordshire, CM23 2NE

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Asking Price: £170,000
Leasehold



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A very well presented, one bedroom retirement apartment in the popular development of St. Catherines Court. The complex is exclusive to the over 60's and benefits from a town centre location with all the amenities within walking distance. The development prides itself on providing an independent lifestyle, having a communal lounge and laundry facilities as well as communal gardens and parking. The apartment's accommodation comprises a good size lounge, recently re-fitted kitchen and bathroom and a double bedroom with built-in wardrobes.

The property is leasehold with 95 years remaining on the lease. The annual service charge is £1200 and ground rent is £338.90 per year, paid each six months. Offered with no onward chain.

Council Tax Band C. EPC Band C.



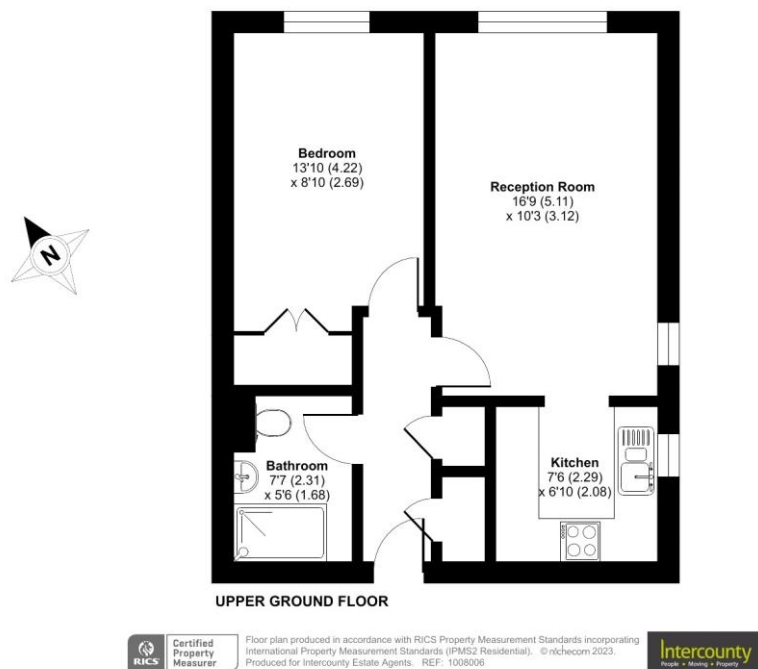
1 Bedroom Apartment
Over 60's
Central Location
Communal Lounge & Laundry Room
Gardens & Parking
No Chain
Council Tax Band C
EPC Band C

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.

St. Catherines Court, Windhill, Bishop's Stortford, CM23

Approximate Area = 480 sq ft / 44.5 sq m
For identification only - Not to scale



Reception Room

16'9" x 10'3" (5.1m x 3.12m)

Kitchen

7'6" x 6'10" (2.29m x 2.08m)

Bathroom

7'7" x 5'6" (2.3m x 1.68m)

Bedroom

13'10" x 8'10" (4.22m x 2.7m)

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 Intercountry.

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

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