



5 Whareatea Court, Dunmow Road,  
Bishop's Stortford, Hertfordshire, CM23 5QU

Asking Price: £285,000  
Leasehold

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A spacious two-bedroom, two-bathroom luxury ground floor apartment enjoying the use of large communal garden the rear and an allocated parking space, all set within an exclusive gated development within walking distance of local amenities and schooling. Internal accommodation comprises a communal entrance hallway leading to personal entrance hallway, open plan lounge/dining room with double doors out to a small patio area plus a luxury fitted kitchen. There are two double bedrooms, one of which has an ensuite shower room, and an additional family bathroom. Externally, as previously mentioned, the property enjoys use of a substantial, well screened rear communal garden with a private patio area to the front and an allocated parking space with additional visitors parking behind the secure gated entrance.

Offered with vacant possession and no onward chain. The property is leasehold with 85 years remaining on the lease. The annual service charge is £1,365 and ground rent is £140 per annum.

Agents note: Lease extension is currently underway and will be transferred to the purchaser.

Council Tax Band C. EPC Band C.



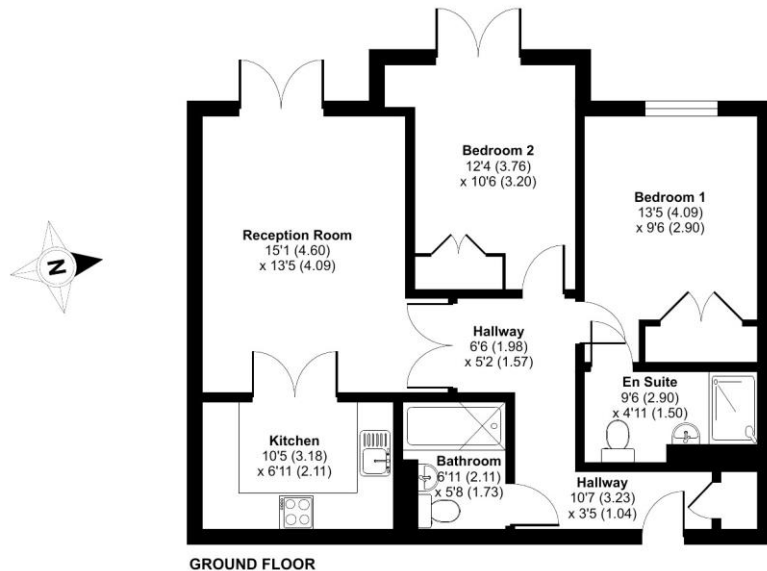
Ground Floor Apartment  
2 Bedrooms  
Bathroom & Ensuite  
Direct Access to Patio Area  
Communal Garden  
Allocated Parking  
Potential Rental Income £1300 PCM  
No Chain  
Council Tax Band C & EPC Band C

#### 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.

## Dunmow Road, Bishop's Stortford, CM23

Approximate Area = 721 sq ft / 66.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2023. Produced for Intercountry Estate Agents. REF: 1044481



- Entrance Hall** 10'7" x 3'5" (3.23m x 1.04m)
- Inner Hallway** 6'6" x 5'2" (1.98m x 1.57m)
- Reception Room** 15'1" x 13'5" (4.6m x 4.1m)
- Kitchen** 10'5" x 6'11" (3.18m x 2.1m)
- Bathroom** 6'11" x 5'8" (2.1m x 1.73m)
- Bedroom** 12'4" x 10'6" (3.76m x 3.2m)
- Bedroom** 13'5" x 9'6" (4.1m x 2.9m)
- Ensuite** 9'6" x 4'11" (2.9m x 1.5m)

**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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