



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

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Asking Price: £250,000
Leasehold



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A luxury, one double bedroom, first floor retirement apartment, conveniently close to the lift, within this recently built and securely gated, riverside retirement development, situated in the town centre close to all amenities.

Internal accommodation comprises entrance hallway with built-in storage cupboard, lounge/dining room, fitted kitchen, double bedroom with a built-in wardrobe and a shower room. Nicholls Lodge also provides residents parking, a communal lounge, a well-being suite, offering beauty treatments and hairdressing, a guest suite for visitors and a laundry room. Additionally, there is a careline with 24-hour support. The property is offered with vacant possession and no onward chain.

The apartment is leasehold with 117 years remaining on the lease. The annual service charge is £2997.72 and ground rent is £718.40 per annum.

EPC Band C. Council Tax Band C.



1st Floor Retirement Apartment
1 Double Bedroom
Residents Parking
Central Location
24-Hour Support Careline
Communal Facilities
No Chain
EPC Band C & Council Tax Band C

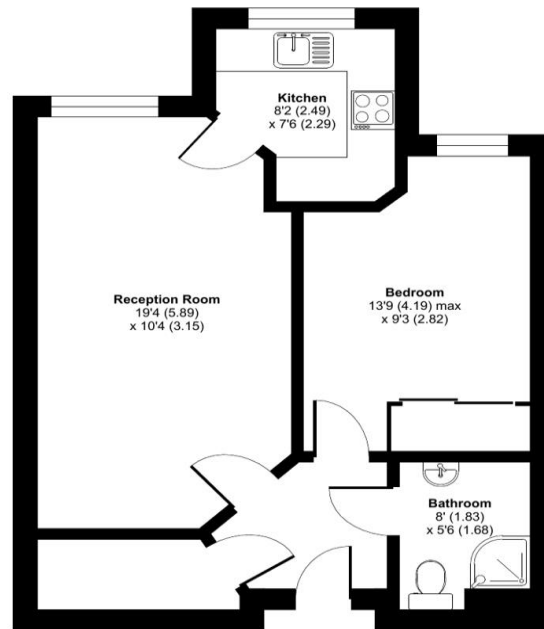
ADDITIONAL INFORMATION

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.

Nicholls Lodge South Street, Bishop's Stortford, Hertfordshire, CM23

Approximate Area = 496 sq ft / 46 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcorm 2023. Produced for Intercountry Estate Agents. REF: 1063780



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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