



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

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Asking Price: £180,000
Leasehold



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A spacious, two bedroom retirement apartment within the popular St. Catherines Court development, an exclusive development for the over 60's in a town centre location with many amenities within walking distance. The development prides itself on promoting an independent lifestyle, having a communal lounge and laundry facilities as well as communal gardens and parking.

The apartment's internal accommodation comprises entrance hallway with spacious storage cupboard, open plan lounge/dining room with separate kitchen area, two bedrooms and a shower room.

Offered with vacant possession and no onward chain. The apartment is leasehold with 91 years remaining on the lease. The annual service charge is £3,298.90 and ground rent is £182.47 per annum.

EPC Band C. Council Tax Band C.



2 Bedroom Apartment
Retirement Development
Over 60's
Town Centre Location
Communal Facilities
Parking
No Chain
EPC Band C & Council Tax Band C

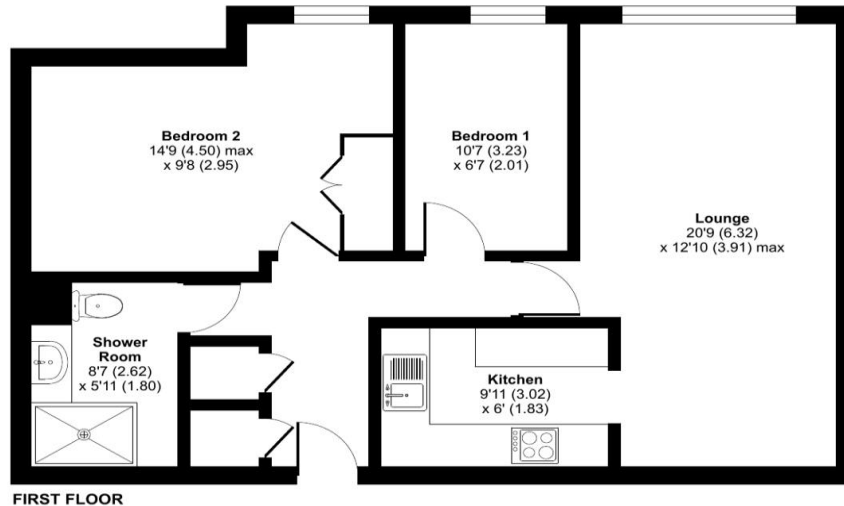
ADDITIONAL INFORMATION

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.

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

Approximate Area = 670 sq ft / 62.2 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). ©ricshcom 2024. Produced for Intercountry Estate Agents. REF: 1075706



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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