



25A Rye Street, Bishop's Stortford,  
Hertfordshire, CM23 2HA

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Asking Price: £195,000  
Leasehold



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A delightful one double bedroom cottage garden ground floor apartment, forming part of a converted turn of the century house in the heart of the favoured northwest corner of town, within a short walking distance of the town centre and the mainline train station. Internal accommodation comprises lounge/dining room, double bedroom, kitchen and bathroom. Externally the property enjoys private use of the charming garden to the rear.

The property is leasehold with 59 years remaining on the lease. There is no service charge and the annual ground rent is £100.

Council Tax Band B. EPC Rating D.



1 Double Bedroom Apartment  
Favoured Northwest Corner of Town  
Walk to Town Centre and Station  
Private Use of Rear Garden  
Potential Rental Income £950 PCM  
Council Tax Band B  
EPC Rating D

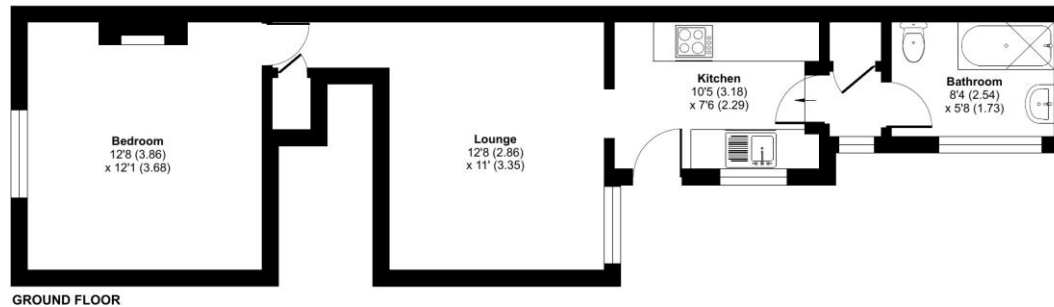
#### ADDITIONAL INFORMATION

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.

## Rye Street, Bishop's Stortford, CM23

Approximate Area = 467 sq ft / 43.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richeckm 2024. Produced for Intercountry Estate Agents. REF: 1112661



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### FOR MORE DETAILS CONTACT

21 North Street, Bishop's Stortford, Hertfordshire, CM23 2LD

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