



## CARLTON HOUSE, BISHOP'S STORTFORD

£1100 PCM

- AVAILABLE 01/07/23
- ONE BEDROOM GROUND FLOOR APARTMENT
- RECENTLY REFURBISHED THROUGHOUT
- OPEN PLAN KITCHEN LIVING DINING AREA
- POPULAR CENTRAL LOCATION
- ALLOCATED PARKING SPACE
- EXTRA PARKING SPACE FOR £50 PCM
- SHORT WALK TO TOWN CENTRE AND TRAIN STATION

Recently refurbished to a high standard, this one bedroom double glazed ground floor apartment comprises of an open plan kitchen living dining room, a double bedroom and a shower room. Additionally, there is an allocated parking space, with an additional space, if required, at a cost of £50 per month. The property is just a short walk from the town centre.





With timber front door opening into:

## ENTRANCE HALL

With ceiling lighting, wood effect laminate flooring, power points, telephone entry system, smoke alarm and doors to rooms.

## OPEN PLAN KITCHEN LIVING DINING ROOM – 19'10" MAX X 16'4" MAX

### Living area

With various ceiling lighting with independent dimmer, wall mounted radiator, wood effect laminate flooring, TV, telephone and power points.

## KITCHEN AREA

Comprising an array of eye and base level cupboards and drawers with complimentary rolled work surfaces and tiled splashback, one and a half bowl, single drainer stainless steel sink unit with mixer tap, window to rear, integrated oven and electric hob with tiled splashback and extractor fan over, integrated fridge freezer, washing machine, inset ceiling downlighting and wood effect laminate flooring.

## BEDROOM 1 – 13'11" X 11'7"

With bay window to front, fitted carpet, ceiling lighting, wall mounted radiator and power points.

## SHOWER ROOM

Comprising a fully tiled and glazed shower cubicle with shower attachment, wash hand basin with mixer tap and cupboard storage beneath, low level WC with integrated flush, extractor fan electric shaver point, ceiling down lighting, heated towel rail and wood effect laminate flooring.

# OUTSIDE

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The property enjoys an allocated parking space as well as being located just a short walk from Bishop's Stortford town centre.



# DETAILS

AWAITING EPC

GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.

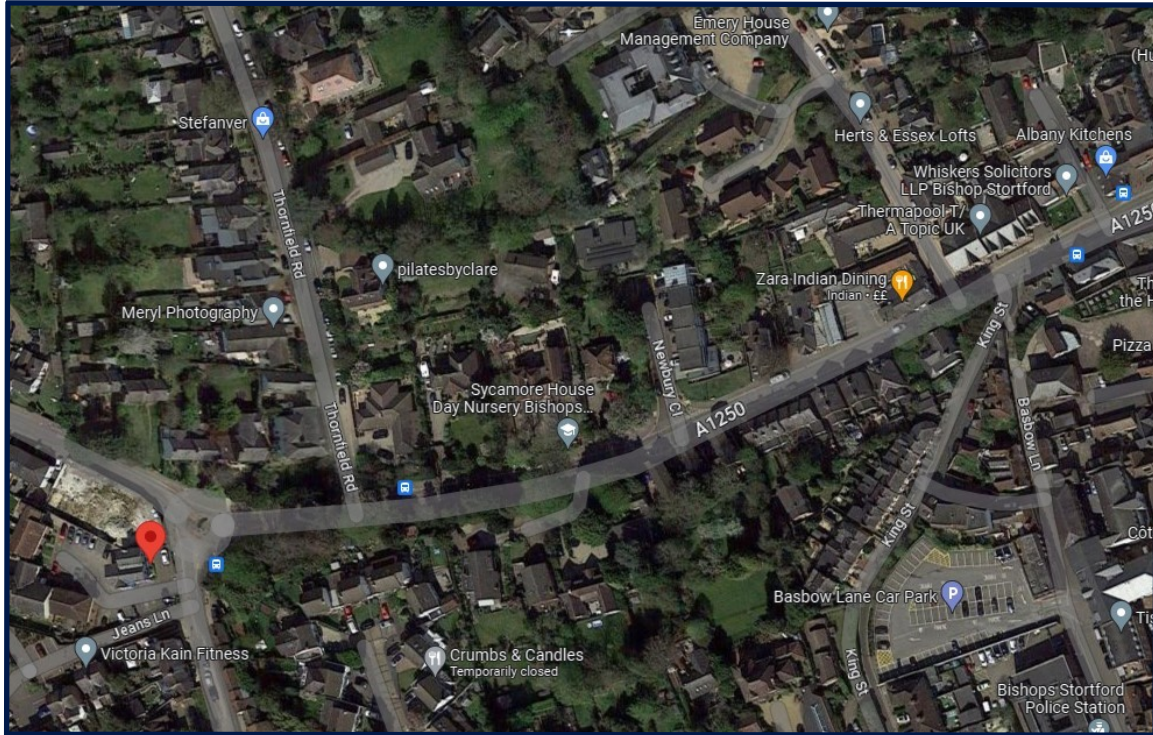


TOTAL FLOOR AREA : 497 sq.ft. (46.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

Carlton House is located in the popular town of Bishop's Stortford which offers schooling, shopping, eateries and recreational facilities. Bishop's Stortford has a mainline train station which serves London Liverpool Street, Cambridge and Stansted Airport, with the M11 and M25 motorways being just a short drive giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Flat 1, Carlton House, Masons Court, Bishop's Stortford, CM23 2NW

## COUNCIL TAX BAND

Band TBC

## SERVICES

Mains electricity, water and drainage

## LOCAL AUTHORITY

East Herts Council, 1 The Causeway, Bishop's Stortford CM23 2EN

01279 655261

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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