



PM ESTATES

Property Sales & Lettings



Red Lion Court

Bishops Stortford, Hertfordshire, CM23 3YL

Guide Price of **£262,500**

Red Lion Court

Bishops Stortford, Hertfordshire, CM23 3YL

Overview

- Chain Free
- Modern Apartment
- Large Lounge Area
- Fitted Kitchen with Appliances
- Family Sized Bathroom
- Two Double Bedrooms
- Close Proximity to Mainline Rail Station
- Energy Rating D
- Council Tax Band C
- Investment opportunity offering a potential yield in excess of 4.55%



Description

Conveniently located in the heart of Bishops Stortford's Town Centre within in the popular residential development of Red Lion Court, this well-proportioned, second floor two-bedroom apartment is offered to the sales market this autumn.

The property comprises of a spacious living area complete with natural coloured carpets which work in tandem with the décor present throughout the room, adding a light and airy feel throughout the living space which simply cannot be ignored. The room itself has the ample provision of space for both lounge furnishings as well as a dining table and chairs.

This generously sized living space then flows directly on to a fitted kitchen area complete with undercounter appliances inclusive of a washing machine, fridge / freezer and oven with hob. The neutral tones of the adjoining living space are again mirrored within the kitchen area itself which only serves to compliment the ambience created within.

Both bedrooms are double in size, are carpeted though and remain naturally lit with large, double-glazed windows in both. This property also benefits from an allocated parking bay whereby the carpark has recently been resurfaced.

For investors, this property is an ideal choice due to its low service charge of £1,080.00 p.a. payable bi-annually as well as a ground rent of £400 p.a. payable bi-annually. The property even in the current rental climate, could achieve a strong 4.55% rental yield as a minimum. This property also benefits from a recently extended lease, with 121 years remaining.

Red Lion Court is ideally situated due to its exceptionally close proximity to the mainline rail station which offers direct services to London Liverpool Street, Stansted Airport and Cambridge City Centre.

The development is also just a stone's throw away from many of the town's amenities inclusive of the Villa restaurant which is on its very doorstep as well as the Empire Cinema Complex, Sainsbury's superstore to name but a few.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England	EU Directive 2002/91/EC	England	EU Directive 2002/91/EC

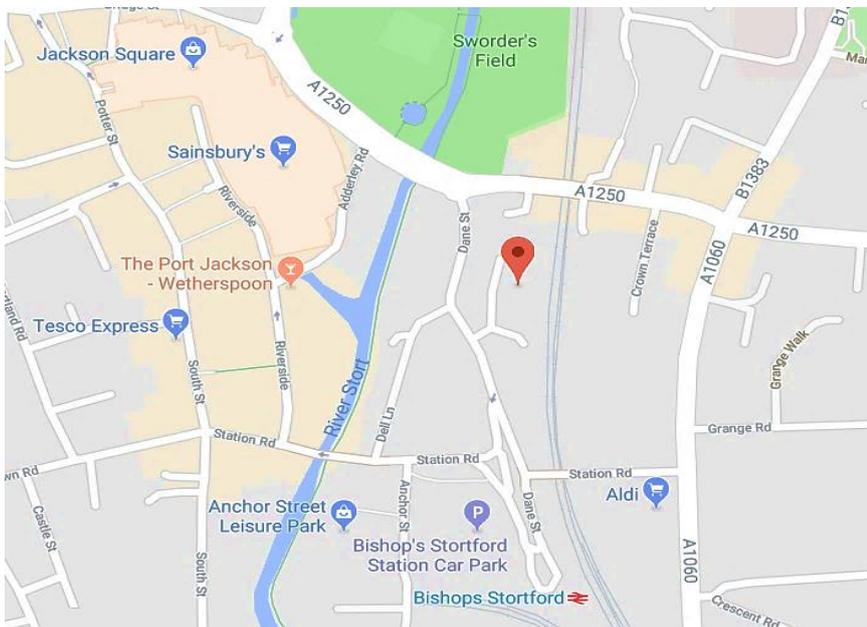
Energy Efficiency Rating: Current 62, Potential 80
Environmental Impact (CO₂) Rating: Current 74, Potential 72

Bishops Stortford is an historic market town with a great deal to offer. It is strategically located close to Stansted Airport, equidistant between London and Cambridge.

It has superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links in to the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Christian and Catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.

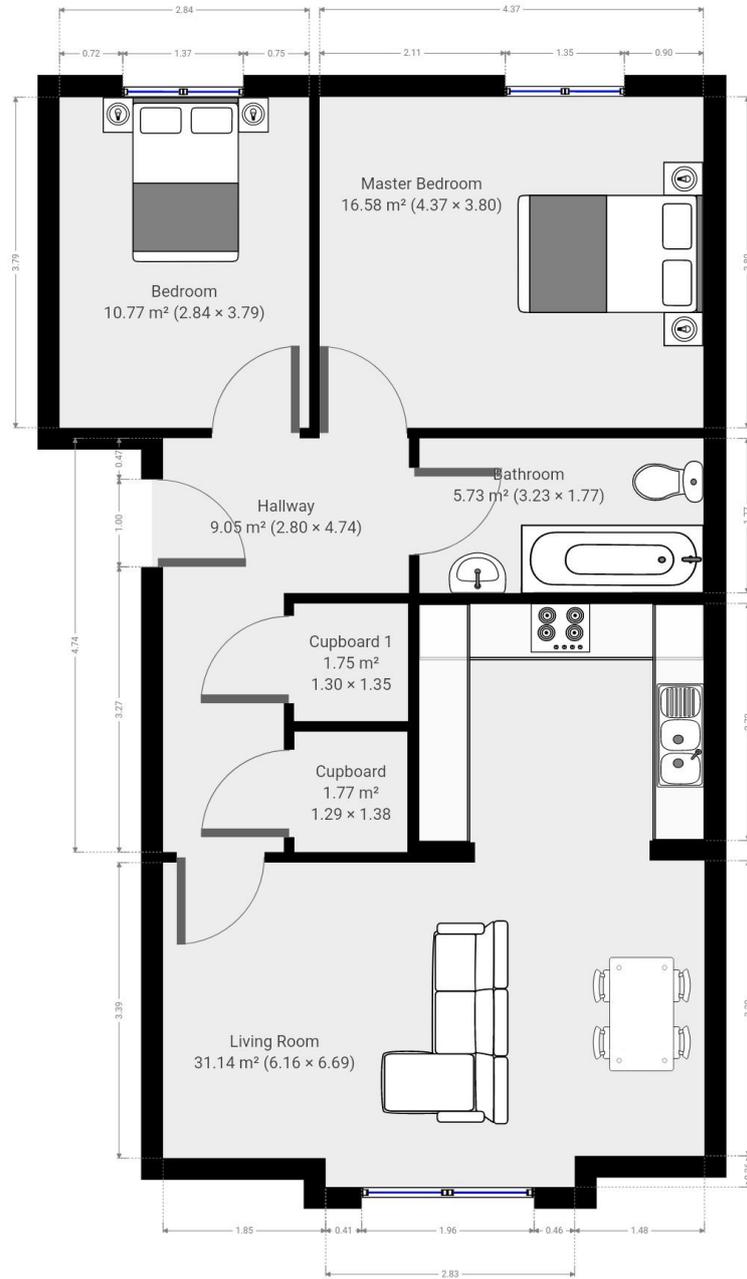


Directions

From our office:

- Turn right on to Riverside
- Take the first left on to station road
- After 331 feet, turn left on to Dane Street
- Take the first left onto the Red Lion Court development

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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