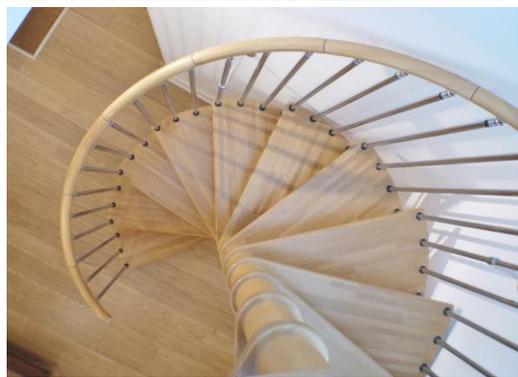




# PM ESTATES

Property Sales & Lettings



## St Stephens Court

Silver Street, Stansted, CM24 8GA

Guide Price of **£299,995**

[www.pm-estates.co.uk](http://www.pm-estates.co.uk)

# St Stephens Court

Silver Street, Stansted, CM24 8GA

## Overview

- Advert for 21<sup>st</sup> Century living
- Stunning duplex apartment
- Vast open plan living area
- Fully fitted kitchen with Smeg appliances
- Extended upper floor
- Private balcony
- Two underground parking bays
- Prestigious development
- Walking distance to rail station
- Close to local amenities
- Energy rating C
- Council Tax band E



## Description

For clients looking for modern contemporary living, this apartment is the ideal choice. This two-bedroom duplex apartment is situated within the prestigious St Stephens Court development in the historic village of Stansted Moutfitchet.

The development is close to various local amenities and is 1.6 miles from Forrest Hall School. The mainline rail station, which offers direct services to London Liverpool Street and Stansted Airport, is a convenient 8-minute walk making this stunning apartment perfect for families and single professionals alike.

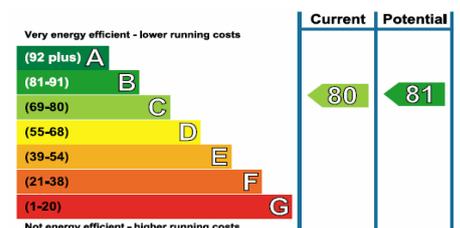
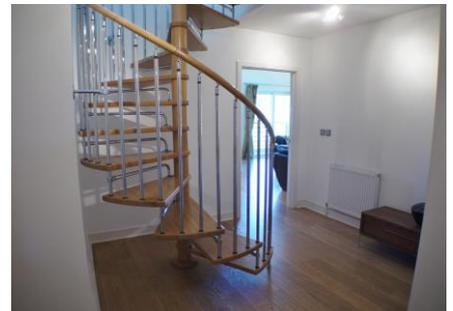
This duplex has an abundance of natural light on both floors, which enhances the ultra-modern approach taken upon its construction 10 years ago. This is emphasized by the striking features and high specification fixtures and fittings that complete this ultra-modern apartment.

The highlight is the vast, open-plan and stunning living area, which is finished with oak wood style flooring and features a fully fitted kitchen with integrated Smeg appliances and a feature turquoise colour palette, which makes this area perfect for entertaining.

Uniquely, this spacious property has been extended on the upper floor, allowing for a larger master bedroom and more wardrobe space. This floor has its own front door to access the communal area and has the benefit of a private en-suite shower room and ample storage space.

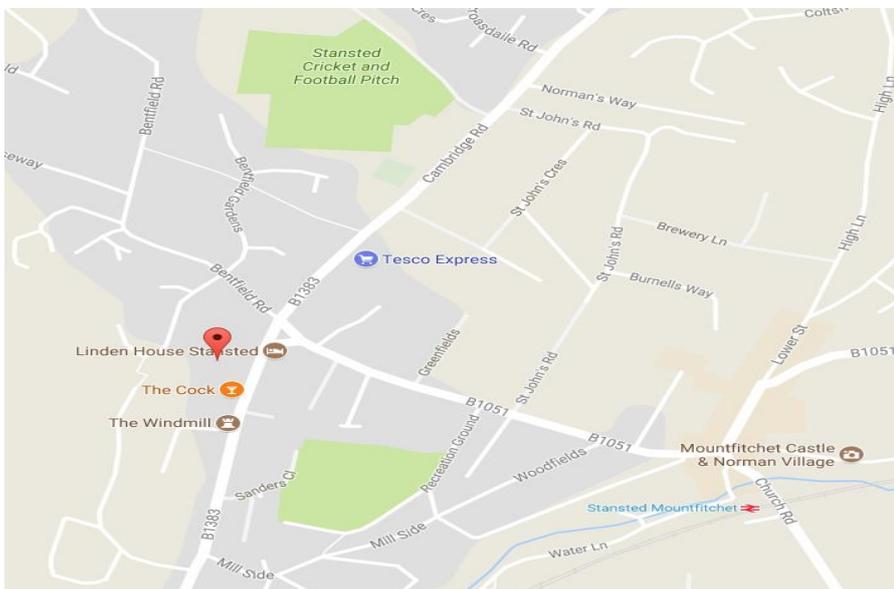
For investors, this will prove to be a good investment. The apartment is energy efficient with a 'C' rating, low maintenance and has a good rental income, which currently stands at £1,250 per month, providing a healthy rental yield of 4.92%.

The service charge has been confirmed by the vendor at £948.16 half yearly.



Stansted Mountfitchet is a historic village that dates back to the Roman era. It is recognized by its large windmill, which can be seen throughout Stansted and was constructed in 1878. Most famously known for London's Stansted Airport, which is one stop away on the train, or just a 10-minute bus journey. Despite the close proximity to the airport, Stansted is one of the only places within the surrounding area that has no flight paths, enhancing its quiet and picturesque village atmosphere.

The village has grown larger in size over recent years and is becoming an ever-popular location for families and commuters alike, as its fantastic transport links are complemented by its quaint shops and boutiques. The appeal is enhanced as Stansted is only 3 miles from the market town of Bishops Stortford which offers a large indoor shopping centre, many restaurants and bars and a weekly market within its high street, encapsulation and promoting the areas historical roots.



## Directions

From our office:

- Turn right on Adderley Road (A1059)
- At the traffic lights, turn right onto the causeway (A1250).
- At the roundabout, take the first exit to continue straight on Hockerill Street.
- At Hockerill Street traffic lights, turn left on to Stansted Road (B1383) continue straight for 1.3 miles.
- At the roundabout, take the second exit to continue on Stansted Road for 1.4 miles.
- Upon entering Stansted, you will see the Cock Inn Pub to your left, St Stephens Court is located directly after the pub entrance, opposite Lindon House Hotel.

# FLOOR PLANS TO FOLLOW

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

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