



# PM ESTATES

Property Sales & Lettings



## Heron Court

Bishops Stortford, Hertfordshire, CM23 2AY

Guide Price of **£260,000**

# Heron Court

Bishops Stortford, Hertfordshire, CM23 2AY

## Overview

- Chain Free
- Maisonette Style Apartment
- Two Double Bedrooms
- Family Sized Tiled Bathroom
- Close to Local Amenities
- Fitted Kitchen with Integrated Appliances
- Popular Location
- Energy Rating D
- Council Tax Band C
- Investment Property offering potential yields in excess of 4.8%



## Description

PM Estates are pleased to introduce this spacious, two double bedroom duplex maisonette style apartment situated within the popular Heron Court development just off the town centre of Bishops Stortford.

This popular residential development has truly stood the test of time due to its quality of finish as well as its idyllic positioning being just a stones' throw away from many of the towns amenities such as the Castle Gardens Park as well as the mainline rail station offering direct services into London Liverpool Street, Stansted Airport and Cambridge City Centre.

The property comprises of a generously sized living area with ample space for both a lounge and dining area with a feature bay-style window area which allows an abundance of natural light to flow freely through the living space within. This lounge area is also complete with wood effect style laminate flooring which only serves to further compliment the neutral décor present throughout.

Following on from the living area you will be greeted by a fitted kitchen area with appliances inclusive of a fridge / freezer, washing machine and separate dryer as well as a fitted gas oven and hob. The property is also home to a family sized tiled bathroom complete with both bath and shower facilities.

The spacious master bedroom is inclusive of a built-in wardrobe complete with neutral coloured fitted carpet throughout. In addition, the second bedroom benefits from a similar layout and is complete with a feature dormer window. The property also benefits from on street parking and has the added luxury of a garage which is located a convenient 2-minutes' walk away and has ample provision of space within.

Heron Court proves an attractive investment opportunity with potential yields in excess of 4.8%. Call us today to book your viewing appointment and avoid disappointment – 01279 654646.



Energy Efficiency Rating		Environment Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

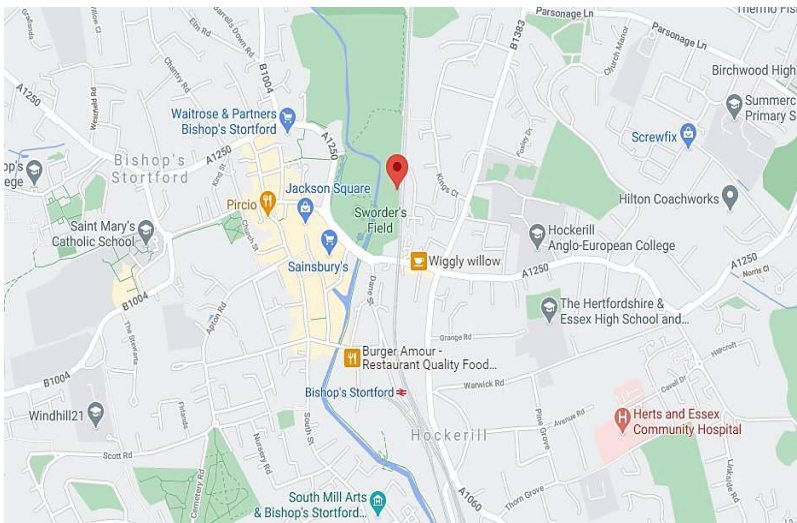
Energy Efficiency Rating: Current D, Potential C (74)

Environment Impact (CO<sub>2</sub>) Rating: Current E, Potential D (70)

Bishops Stortford is an historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with 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, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



## Directions

From our office:

- **PM Estates**  
7 Riverside Walk, South St, Bishop's Stortford CM23 3AG
- **Follow A1059 to The Causeway/A1250**  
(0.1 mi)
- **Follow A1250 and Stansted Rd/B1383 to Kings Ct**  
(0.3 mi)
- **Continue on Kings Ct. Take Kingfisher Way to Heron Ct**  
(0.2 mi)
- **CM23 2AY**  
Heron Ct, Bishop's Stortford

# Floor Plan



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

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

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