



PM ESTATES

Property Sales & Lettings



Navigation House

Bishops Stortford, Hertfordshire, CM23 3AS

Guide Price of **£195,000**

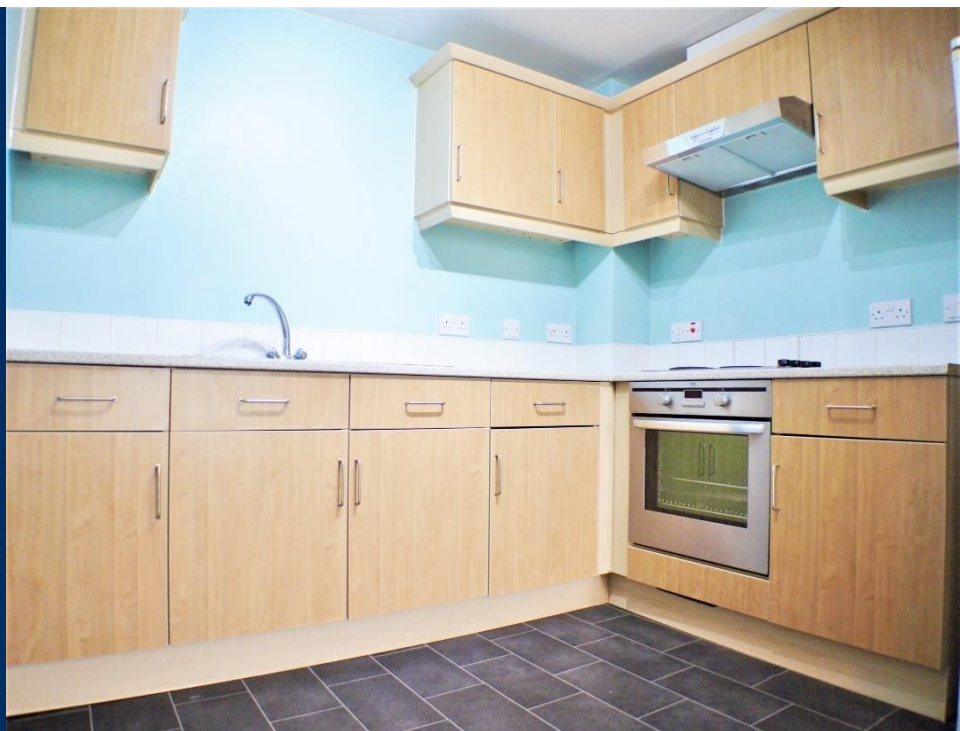
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Navigation House

Bishops Stortford, Hertfordshire, CM23 3AS

Overview

- Top Floor River-Facing Apartment
- One Double Bedroom
- Family Sized Tiled Bathroom
- Open-Plan Living / Kitchen Area
- Contemporary Interior Décor
- Fitted kitchen with integrated oven
- Convenient 2-Minute Walk to Rail Station
- Close to Local Amenities
- Popular Town Centre Location
- Investment Property offering potential yields in excess of 5.00%



Description

PM Estates are delighted to offer this contemporary top floor, town centre apartment based in the very heart of Bishops Stortford. This spacious one double bedroom apartment lends itself to single professionals and couples alike with its convenient positioning a mere 2-minutes' walk from the mainline rail station offering direct services into London Liverpool Street, Cambridge City Centre and Stansted Airport.

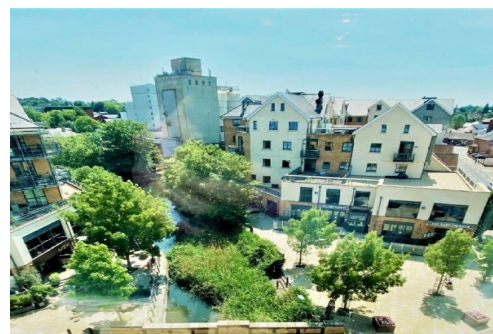
The property itself is home to a light and airy ambience which freely flows throughout the apartment in its entirety, owed entirely to the large windows within the open-plan living area. The apartment is also river-facing offering direct views across both the River Stort and the town centre itself.

Additionally, this newly available home is inclusive of a fitted kitchen with an integrated oven / cooker-hood as well as a free-standing fridge / freezer unit. The property also comprises of a spacious master bedroom with ample space for a king size bed, wardrobe, drawers etc.

Navigation House is located just a stone's throw away from many of the town centre's various restaurants, bars and shops such as the locally renowned and highly fashionable EAT17 restaurant and food market filled with fresh produce and a vibrant atmosphere as well as the Skew Restaurant just across the river which brings an element of glamour to the proceedings with its outdoor seating area and accompanying champagne and oyster bar.

Also nearby is the M&S Food hall, Starbucks Coffeeshop and the ever-popular Snap Fitness 24/7 Gym Complex situated on the doorstep of the development itself. You certainly will not be short of things to see and do in and around Bishop's Stortford!

For investment landlords, the service charge is approximately £110.84 per calendar month dependent and ground rent is included within this charge. For investors, this will prove to be a profitable investment with potential yields in excess of 5.00%.



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

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.

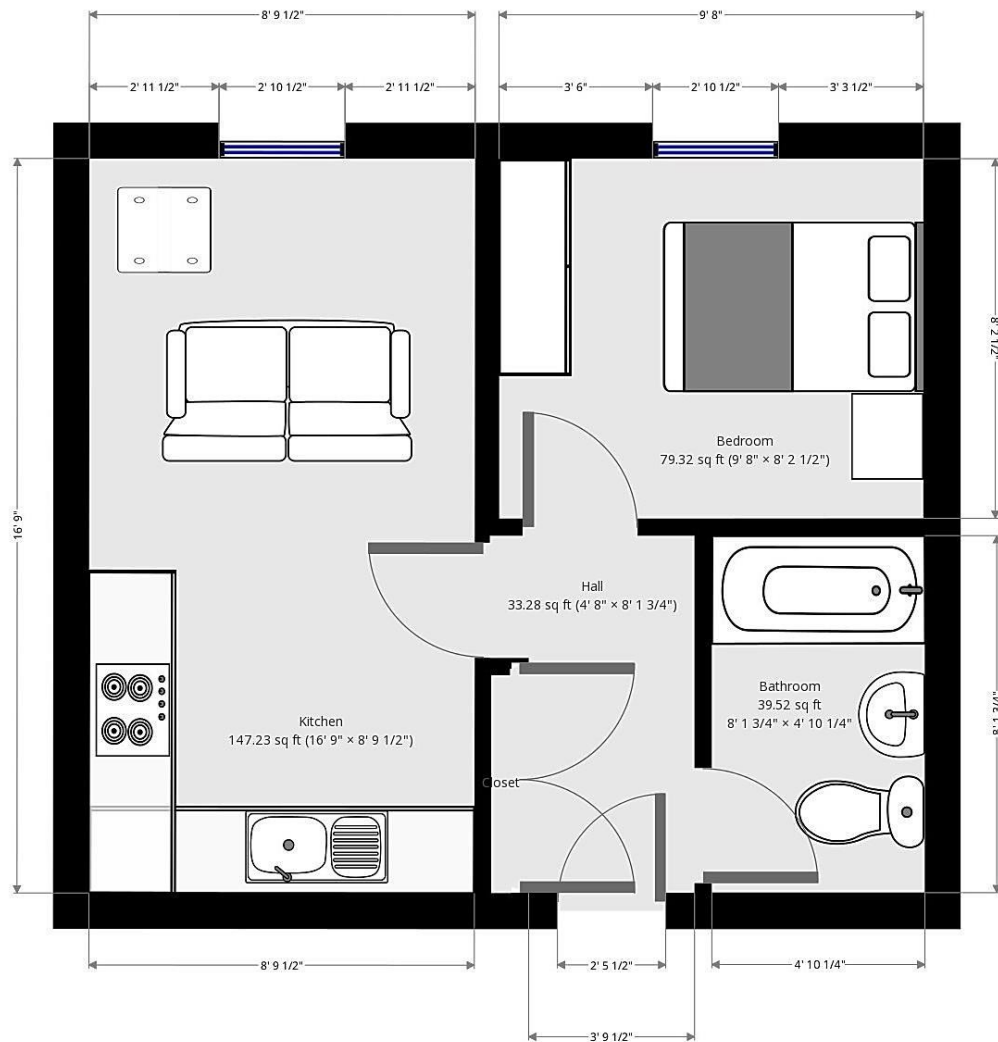


Directions

From our office:

- **PM Estates**
7 Riverside Walk, South St,
Bishop's Stortford CM23 3AG
- Turn **left** onto Riverside and proceed to walk 0.1 miles toward the Snap Fitness gym.
- Entrance to Navigation House is located to the left of the entrance to the gym complex.

Floor Plan



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

Tel: 01279 654646

Email: sales@pm-estates.co.uk

www.pm-estates.co.uk

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