



**Ardley Crescent, Bishop's Stortford, CM22 7AH**  
**70% Shared ownership £189,000**

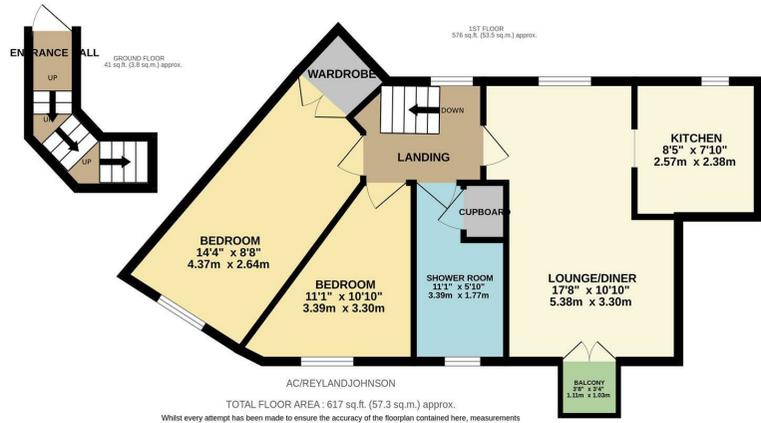
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# Ardley Crescent, Bishop's Stortford, CM22 7AH

**\*\*70% Shared Ownership\*\***

Located in the highly sought after village of Hatfield Heath, is this well presented, two double bedroom first floor maisonette with two allocated parking spaces. As you enter there is a hallway with stairs leading to the landing, an open plan lounge/diner with a balcony, a modern kitchen with a range of fitted wall and base units, two double bedrooms and a modern shower room. Outside there is a communal garden space, a small green and two parking spaces. Ardley Crescent is located just off Matching Road, within walking distance of local shops, pubs, a school and the village heath.

Lease Remaining: 87 years. Rent: £170.10 per month. Service Charge & Ground Rent: £38 per month.



Whist 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		79	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.