

Heron Court, Bishop's Stortford, CM23 2AY  
Guide Price £265,000





# Heron Court, Bishop's Stortford, CM23 2AY

**\*\*Guide Price £265,000-£275,000\*\*** Offered with NO ONWARD CHAIN is this spacious, split level two bedroom apartment located just a 9 minute walk to Bishops Stortford Train Station with direct trains to London and Cambridge. Internally the accommodation comprises an entrance hallway accessed via a private front door, leading to the first floor which contains the spacious kitchen and large lounge/diner with bay window. On the second floor is two double bedrooms, family bathroom, two storage cupboards and loft space.

There is also a garage en bloc and plenty of parking available. Heron Court is located at the end of the quiet cul de sac in central Bishops Stortford, only a short walk to Bishops Stortford Train Station, local schools, shops and restaurants. As well as being a 12 minute drive to Stansted Airport. Chain Free.

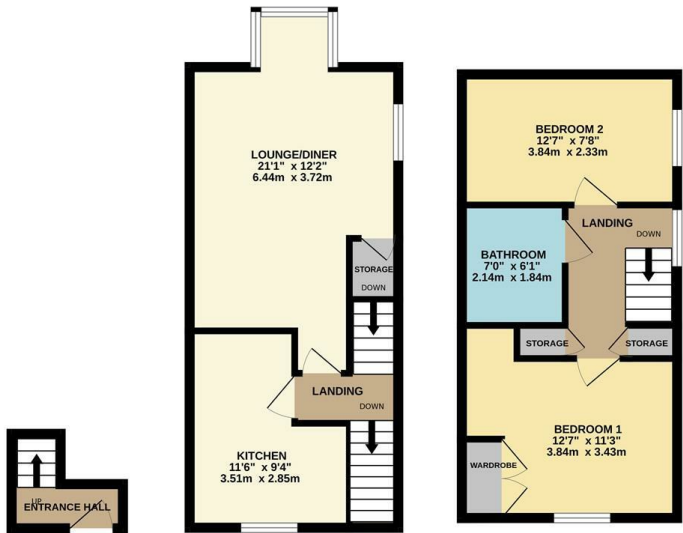
Current service charge and ground rent is peppercorn, insurance is £280 a year and there are 189 years remaining on the lease.\*\*



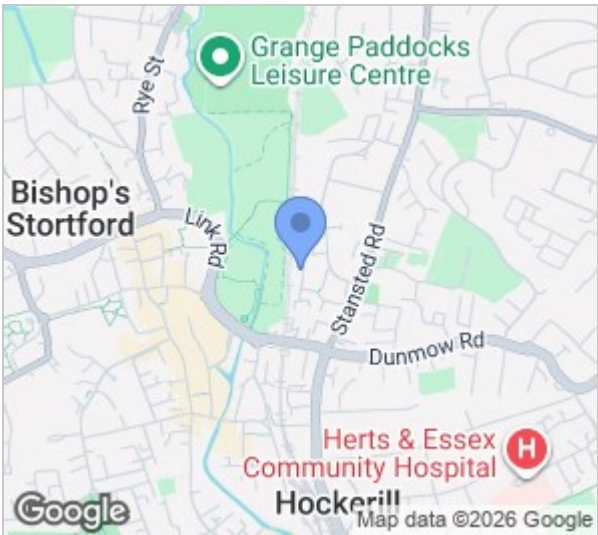
GROUND FLOOR:  
25 sq ft (2.3 sq m.) approx.

1ST FLOOR:  
343 sq ft (31.9 sq m.) approx.

2ND FLOOR:  
326 sq ft (30.3 sq m.) approx.



TOTAL FLOOR AREA: 695 sq ft (64.5 sq m.) approx.  
Whilst 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	75	76
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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