



**Mullucks**  
PART OF HUNTERS

20 Cedar Court  
Rye Street  
Bishop's Stortford  
Hertfordshire  
CM23 2HB

A delightful ground floor studio apartment on the north west side of the town, ideal for first time purchase or ideal buy to let investment.

- GROUND FLOOR STUDIO APARTMENT
- POTENTIAL RENTAL FIGURE £600 PCM
- GOOD SIZE SITTING ROOM/BEDROOM
- FITTED KITCHEN
- THREE PIECE SHOWER ROOM
- ALLOCATED PARKING

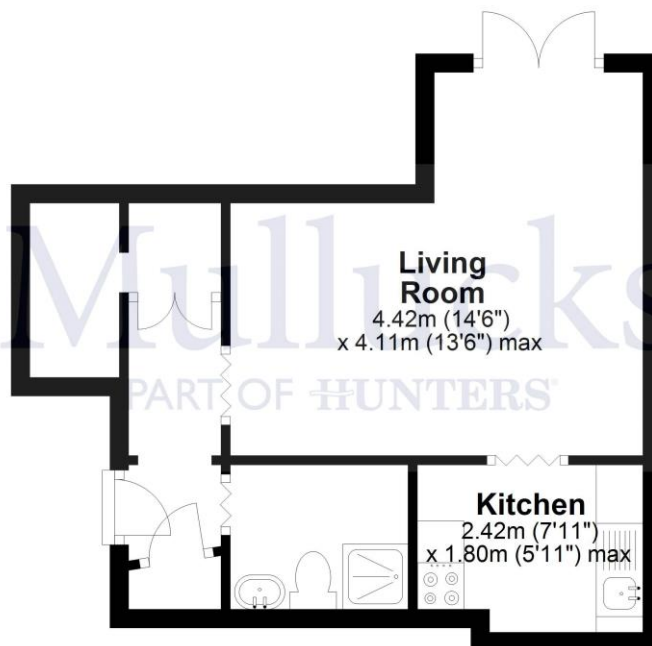
GUIDE PRICE £130,000

RESIDENTIAL



## Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



Total area: approx. 29.6 sq. metres (318.4 sq. feet)

20 Cedar Court is a well presented ground floor studio apartment situated in this sought after development on the edge of the town centre within walking distance of shopping facilities, the mainline station and Grange Paddocks. The accommodation comprises communal front entrance door leading to the hallway with a front door to the apartment leading into the hall with storage cupboard, useful under stairs storage recess with a further storage area, an open plan sitting room/bedroom with French doors leading to the rear, access to the fitted kitchen and a three piece shower room.

Outside, there is an allocated parking space.

We understand there are 62 years remaining on a 99 year lease, from 1984.

The latest Service Charge invoice dated 1st October 2020 was for £902.44 for the 2nd Half Year to 31st March 2021.

### Directions

From our Water Lane office turn right and right on to North Street and at the roundabout turn right then left at the next roundabout into Rye Street. Proceed along the road for approximately quarter of a mile and the property is located on the left hand side.

**SERVICES:** Mains water, drainage and electricity

**COUNCIL TAX:** Band A

**LOCAL AUTHORITY:** East Herts District Council

**TENURE:** Leasehold

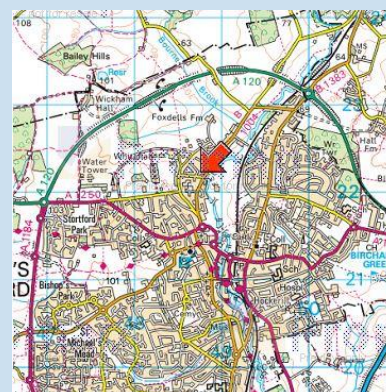
**COUNTY:** Hertfordshire

**REF:** Martin W Nash BS10441.01.2021

### SPEAK TO US ABOUT A FREE VALUATION ON YOUR PROPERTY

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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