



## 1 bed apartment to buy in CM23

South Street, Hertfordshire, CM23 3FN

**£225,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ one-bedroom retirement home is offered **\*\*for sale\*\*** via Secure Sale Online Bidding, with starting bids from £225,000
- ✓ • Exclusively for over 55s
- ✓ • Light separate kitchen with appliances
- ✓ • Large lounge with Juliet balcony

## Key Information

- ✓ Council Tax: **Band C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Park Lane Property Agents this one-bedroom retirement home is offered **\*\*for sale\*\*** via Secure Sale Online Bidding, with starting bids from £225,000. Situated in a town centre location in Bishop's Stortford and exclusively for over 55s, it forms part of a purpose-built retirement development designed to support independent living with communal facilities and on-site management.

The property is neutrally decorated throughout and features a large living room with French doors opening onto a Juliet balcony, providing pleasant views over the communal gardens. The open-plan reception space includes built-in storage and a fireplace, creating a practical and comfortable main living area.

The separate kitchen benefits from natural light and is fitted with integral appliances and built-in pantries, offering organised storage and ease of use. The double bedroom includes built-in wardrobes, maximising floor space and providing ample storage. The shower room is fitted with a rain shower and heated towel rail.

Residents have access to communal gardens, providing outdoor seating areas and well-tended shared green space. There is also a communal lounge and kitchen, with regular social events organised for residents, supporting a sociable community environment. A lodge manager is available five days a week, and a guest suite is available for visiting friends and family, bookable in advance and subject to availability and applicable charges.

The apartment is located in Bishop's Stortford town centre, within walking distance of local shops, cafés, restaurants and everyday amenities along the high street and in nearby retail areas. The location also offers straightforward access to medical services, pharmacies and other essential facilities commonly found in the town centre.

Public transport links are a particular asset. Bishop's Stortford railway station is within walking distance, offering direct services to London Liverpool Street and Cambridge. Typical journey times are around 40–45 minutes to London Liverpool Street and approximately 30–40 minutes to Cambridge, making the development suitable for those who wish to visit family or travel into the city. The property is also on a main bus route, providing regular services to surrounding neighbourhoods and nearby towns.

Bishop's Stortford offers several green spaces and riverside walks, as well as a selection of cafés and local independent shops, adding to the convenience of this central location for day-to-day living. This neutrally decorated one-bedroom retirement flat represents an accessible option for over 55s seeking a town centre retirement home with communal amenities and established transport links. Service Charge (Year Ending 31st May 2027): £3,271.43 per annum

Ground rent £718.40 per annum. To be reviewed in May 2029

Council Tax Band: C

125 year Lease commencing 2015

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 114

Annual Ground Rent Amount: £718.00

Annual Service Charge Amount: £3,271.00

Price: Starting Bid £225,000

Property Type: Apartment

Year built: 2015

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

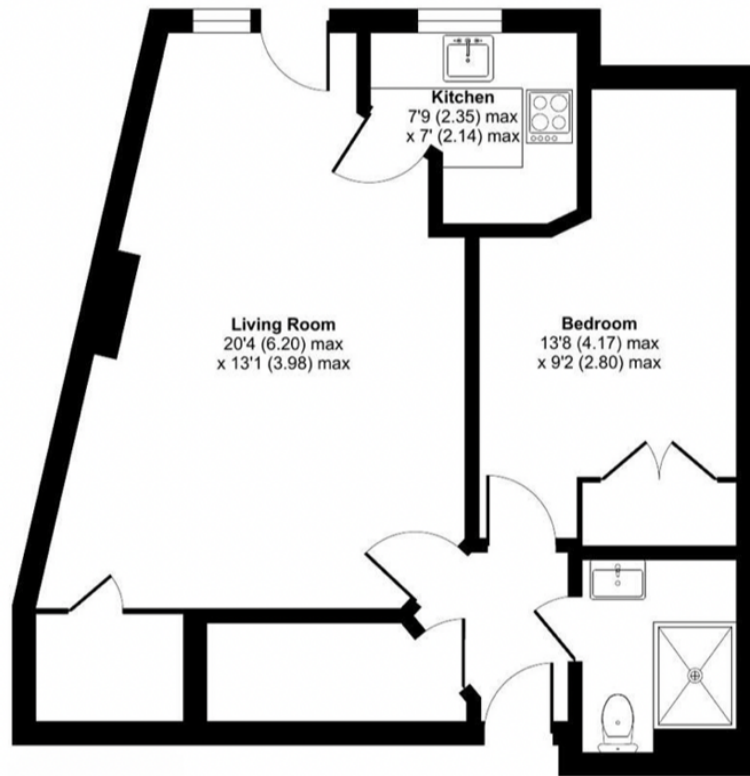
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approximate Area = 554 sq ft / 51.4 sq m

For identification only - Not to scale



South Street, Hertfordshire, CM23 3FN

Contact your local branch today for more information on this property:

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