

# ~ Residential Lettings ~

98 Goodsyard  
Bishops Stortford  
Herts  
CM23 3BL



- 2 Bedroom Luxury Apartment
- Brand New Development
- Concierge Service
- Prime Central Location
- Perfect For Commuters
- Available Immediately

**Rent £1450 pcm**

"The Old Post Office" • 4-6 Church Street • Sawbridgeworth • Herts • CM21 9AB

Telephone: 01279 60901

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Web Site: [www.wright-co.co.uk](http://www.wright-co.co.uk)

# 98 Goodsyard

## Bishops Stortford

**Folio:** T13063 – We are pleased to introduce this luxury, 2-bedroom apartment, situated in the new and central development of the “Goodsyard”. Sitting right in the heart of Bishops Stortford, and only a stone’s throw away from the train station, which serves London Liverpool Street & Cambridge, this apartment benefits from having a large, open plan living / kitchen area, with doors opening up to private balcony, 2 double bedrooms, with en-suite to master and family bathroom. Outside you have access to the well-presented communal gardens. The property also benefits from having allocated parking, which is secured by electric gates. Unfurnished. Available Now. In detail the property comprises;

### Communal Entrance Hall

With security entrance door, lift rising to first floor

### Entrance Hall

16ft6 x 4ft with wooden front door, wall mounted Bluetooth controlled radiator, video entry security system, storage cupboard with recess and plumbing for washing machine, spotlighting to ceiling, LVT flooring

### Open Plan Living Room/Kitchen

20ft5 x 11ft4 (max)

### Living Room Area

14ft9 x 11ft3 with double glazed windows to dual aspects, double glazed door opening to large private balcony, telephone point, TV point, wall mounted Bluetooth controlled radiators, plug sockets with built-in USB ports, spotlighting to ceiling

### Kitchen Area

11ft3 x 10ft4 with 1 & ½ bowl single drainer sink unit with mixer tap above and cupboards beneath, fitted in a range of matching base and eye level units, integrated 4-ring electric hob with stainless steel splashback behind and extractor fan above, built-in oven and grill, built-in 60/40 split fridge freezer, built-in dishwasher, complimentary tiled surrounds, spotlighting to ceiling, LVT flooring

### Bedroom 1

12ft7 x 10ft6 with double glazed window to rear providing views of the communal garden, wall mounted Bluetooth controlled radiator, built-in wardrobes with sliding mirrored doors, telephone point, TV point, plug sockets with built-in USB port, fitted carpet, door to:

### En-Suite

With fully tiled single tray walk-in shower cubicle with glass sliding door, pedestal wash hand basin, enclosed flush wc, wall mounted heated towel rail, spotlighting to ceiling, wall mounted mirrored cabinet, tiled flooring

### Bedroom 2

13ft1 x 11ft1 with double glazed windows to rear providing views of the communal garden, wall mounted Bluetooth controlled radiator plug sockets with built-in USB ports, fitted carpet

### Bathroom

With panel enclosed bath with mixer tap and shower over, glass shower screen, pedestal wash hand basin, enclosed flush wc, wall mounted heated towel rail, partly tiled walls, spotlighting to ceiling, tiled flooring

### Communal Gardens & Bike Storage



The property benefits from having use of communal gardens, and access to the secure bike storage room.

**Parking**

The property has one allocated parking space, which is accessed via security gates (an electric vehicle charger will be installed shortly)

**Local Authority:**

East Herts Council  
Band TBA

**Viewing:**

Strictly by appointment with WRIGHT & CO RENTALS

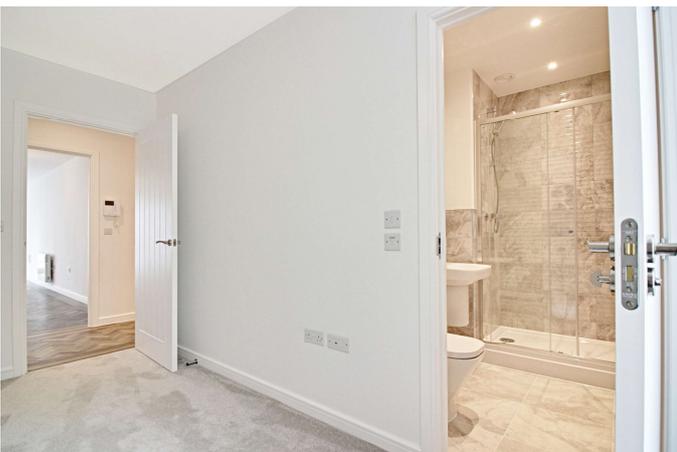
**Agent:**

Open 7 days

Whilst reasonable care is taken to ensure that the information contained on this website is accurate, we cannot guarantee its accuracy and we reserve the right to change the information on this website at any time without notice. The details on this website do not form the basis of a tenancy agreement.

**PERMITTED PAYMENTS**

Holding Deposit equivalent to one weeks rent. First month's rent, damage deposit equal to 5 weeks rent. We are members of Property Marks Client Money Protection Scheme and redress can be sought through Property Mark.



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Notes:



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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Email: [info@wright-co.co.uk](mailto:info@wright-co.co.uk)

Web Site: [www.wright-co.co.uk](http://www.wright-co.co.uk)

Partners: J. P. Wright FNAEA P. S. Donovan FNAEA R. J. Williams MNAEA B. J. Wright D. Eng (Hons) S. M. Stark T. P. Wright

Associate Partners: W. F. Saville & J. Hawksbee