

24 ONE & TWO BED LUXURY APARTMENTS

1-5 Priors, Harrington Close, Bishop's Stortford CM23 5ED

T INTRODUCTION

Welcome to The Courtyard, a brand-new collection of 24 luxurious apartments in the popular commuter-belt town of Bishop's Stortford.

Due for completion in May 2021, the development offers a choice of one- and two-bedroom units, all beautifully designed, and built to the highest standards. They're elegant, well equipped and available at unmissable off-plan prices.

It's a project of which we're very proud and, in this guide, we'd like to tell you a little more about it. We'll provide details about the location, nearby amenities, and plans for the apartments themselves.

CONTENTS

The Town	4	Help to Buy	25	
- Local Amenities	4	The Developer	26	
- Getting About	6	Summary	27	
- Regional Attractions	7			
The Courtyard	8			
Overview & Site Plan	9			
General Specifications	10			
- Property Options	12			



T BISHOP'S STORTFORD: THE TOWN

Bishop's Stortford is an historic market town in Hertfordshire, and a much-favoured base for commuters working in London. By rail, the journey to Liverpool Street Station takes roughly 45 minutes.

Boasting a wealth of recreational facilities, open green spaces and high-quality housing, it's an affluent, family-friendly town. It's home to a thriving high street and shopping centre, a host of good schools, and popular parks such as Castle Gardens and Sworder's Field.

Amenities

- Located just 700m from The Courtyard is Thorn Grove Primary School, rated 'Good' by Ofsted.
- Closer still, at just 300m, is Hertfordshire & Essex High School & Science College, which Ofsted notes is "an Outstanding school with an Outstanding sixth form."
- The town's railway station is just 400m away and offers services to London and Cambridge.
- Jackson Square is the town's main shopping centre and hosts a variety of well-known retail brands. It is situated on Adderley Road, just 500m away.
- The main shopping streets are also close by, putting banks, cafes, restaurants and shops within convenient reach.



Other amenities in easy walking distance include:

- Post Office, 200m
- Aldi, 225m
- Sworder's Field (park & garden), 380m
- Sainsbury's, 420m
- Cinema, 475m
- Castle Garden (ancient monument), 575m

Other notable local destinations include:

- Herts & Essex Community Hospital, 1km
- South Mill Arts Complex (theatre, cinema, dance studio and the Bishop's Stortford Museum), 1.1km
- Bishop's Stortford College Pool, 1.5km
- Bishop's Stortford College, 1.7km
- Stanstead Airport, 6.5km



T BISHOP'S STORTFORD: **GETTING ABOUT**

Set close to the town centre, The Courtyard puts residents within easy walking distance of all local amenities, and within the catchment areas of several good or outstanding schools. However, for those who need to travel further afield, connections for motorists and public transport are excellent.



By Bus

The nearest stops are on the A1250 (eastbound 200m; westbound 250m). These serve local destinations including the town centre, Stanstead Airport, Harlow, Anstey and Hertford. Northbound on Stanstead Road, services run regularly to Saffron Walden and Hockerill, while a southbound service runs to Thorley Park.



By Road

The Courtyard is located very close (less than 70m) from the A1250, Dunmow Road. This leads east to the M11 motorway, just 2.5km away. From here, major local destinations are within easy reach including:

- Braintree: 26km east
- Cambridge: 40km north
- Chelmsford: 30km south east
- Central London: 51km south



By Rail

Located on the West Anglia Main Line, Bishop's Stortford Railway Station is just a short walk away from the property (400m). From here, passengers can travel to destinations including London's Liverpool Street, Stanstead Airport, Cambridge North and Stratford.

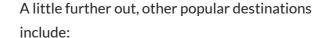


Air Travel

Stanstead Airport lies just 6.5km away, making it exceptionally convenient for residents of The Courtyard. Easily accessible by car, bus or train, it could hardly be handier for holidays or business travel.

T BISHOP'S STORTFORD: **REGIONAL ATTRACTIONS**

Transport connections are undoubtedly good, but local residents don't need to travel far to enjoy some wonderful attractions and amenities. Within just a few kilometres' radius of the property are numerous leisure centres, parks and golf courses, together with the National Trust's picturesque Hatfield Forest, which lies just 5km to the east.



- Dedham Vale (Area of Outstanding Natural Beauty): 50km east
- Southend on Sea: 66km south east
- Clacton on Sea: 73km east
- The Chiltern Hills: 75km west
- Suffolk Coast & Heaths: 88km east

Offering great connectivity and a beautiful location, The Courtyard is the perfect base for busy commuters and country-lovers alike.









6 | The Courtyard | Bishop's Stortford

THE COURTYARD

BISHOP'S STORTFORD

24 ONE & TWO BED LUXURY APARTMENTS

1-5 Priors, Harrington Close, Bishop's Stortford CM23 5ED



THE COURTYARD: **OVERVIEW**

- 24 elegant new apartments
- A choice of layouts
- 23 one-bedroom units; 1 two-bedroom unit
- Bright, modern designs
- Set in its own quiet courtyard
- 22 parking spaces, plus bike store

Located roughly 450m due east of the town centre, The Courtyard is a brand-new residential development that offers stylish, modern living.

The result of a multi-million-pound office conversion scheme, the three-storey property is being completely redeveloped to create 24 top-of-the-range apartments. They range in size from 30.7m^2 to 55.2m^2 .

Superbly equipped with energy-efficient appliances and features such as wireless internet and satellite TV points, the units make absolutely no compromise on quality. LED lighting and effective insulation help to keep running costs to a minimum, while bright, open layouts make the best possible use of space and natural light.

The attractive exterior of the original property will be preserved, but upgraded to include large windows, brightly rendered walls and sleek modern roof tiles.

The whole development is set within a private courtyard that helps to create a mood of quiet seclusion. The Courtyard therefore offers all the benefits of a town centre location while giving the impression of a peaceful suburban retreat.



THE COURTYARD: **GENERAL SPECIFICATIONS**



Aimed at discerning buyers, these apartments exemplify the best in modern home-building.

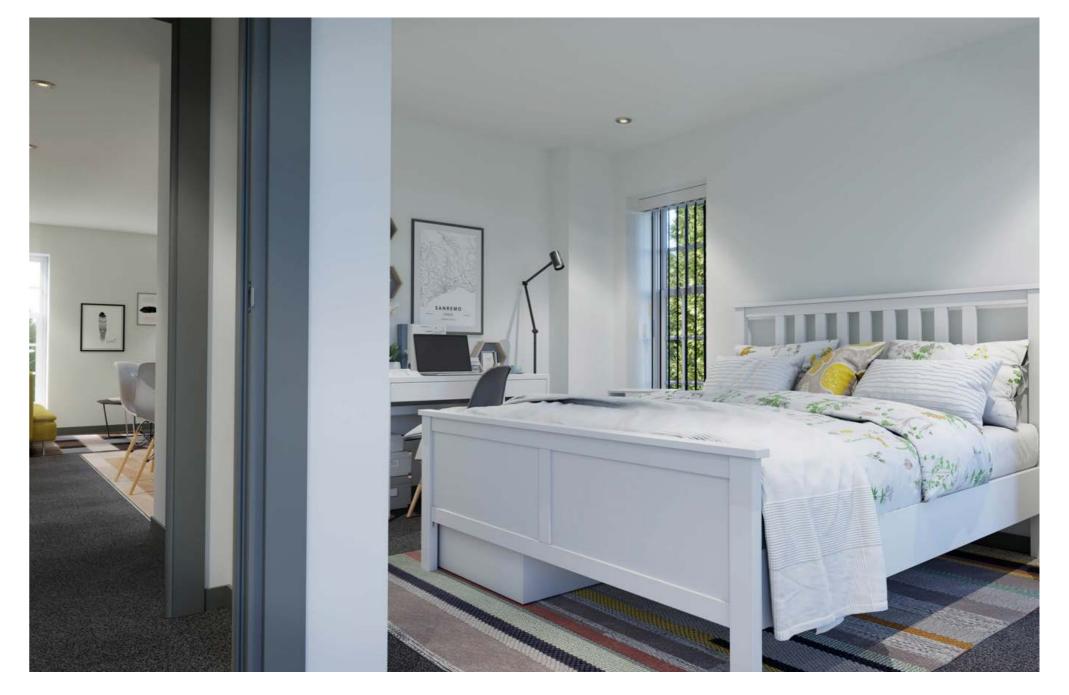
Interior spaces are light, beautiful and functional, perfectly suited to the demands of 21st century living. The layouts and sizes differ, but every apartment is built to the highest specifications and boasts an array of eye-catching features.

Features

- Doorbell and intercom system to main entrance door
- Electric heaters
- Low energy lighting throughout
- Brushed chrome/steel light switches, sockets,
 phone points & door handles
- Electric heating and temperature controls
- Flooring: Liberty Twist carpet and luxury vinyl tile (LVT)

- Kitchens fitted with integrated appliances:
 - Fan assisted electric oven
 - 600mm ceramic hob
 - Brushed chrome extractor
 - Washer/dryer
- Tall fridge freezer
- Stylish flat panel units
- Matt laminate work surfaces
- Concealed wall cabinet lighting

- Wireless access internet point
- Stylish bathroom suites, with showers and heated towel rails
- Colour scheme: Princess grey and brilliant white
- Energy-efficient uPVC sash double glazing
- Backed by a 10-year warranty



23 one-bedroom apartments 1 two-bedroom apartment



Plan view of a one bedroom apartment

The Courtyard has been designed to offer home-buyers a choice of attractive designs, and layouts to suit different needs. The apartments are being developed as follows:

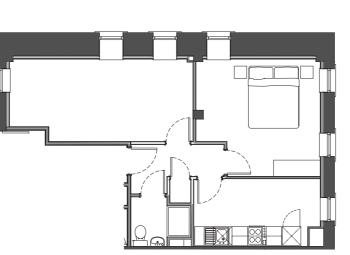
Apartment	Floor Position	No. of Bedrooms	Apartment Size m ²
001	Ground Floor	1	46.3 m ²
002	Ground Floor	1	35.2 m ²
003	Ground Floor	1	39.9 m ²
004	Ground Floor	1	49.6 m ²
005	Ground Floor	1	40.2 m ²
006	Ground Floor	1	45.9 m ²
007	Ground Floor	1	42.7 m ²
008	Ground Floor	1	33.8 m ²
009	Ground Floor	1	34.5m^2
101	First Floor	1	44.4 m ²
102	First Floor	1	44.5 m ²
103	First Floor	2	55.2 m ²
104	First Floor	1	45.0 m ²
105	First Floor	1	36.7m^2
106	First Floor	1	38.3m^2
107	First Floor	1	41.3 m ²
108	First Floor	1	30.7m^2
109	First Floor	1	33.0 m ²
201	Second Floor	1	30.9 m ²
202	Second Floor	1	$52.7\mathrm{m}^2$
203	Second Floor	1	40.2 m ²
204	Second Floor	1	33.2 m ²
205	Second Floor	1	42.5 m ²
206	Second Floor	1	36.2m^2

THE COURTYARD: **PROPERTY OPTIONS**

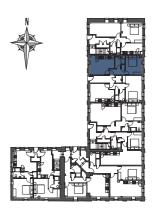
001 | Ground Floor 1 bedroom | Size 46.3m²

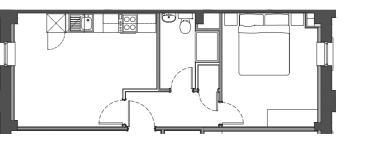






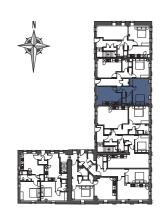
002 | Ground Floor 1 bedroom | Size 35.2m²

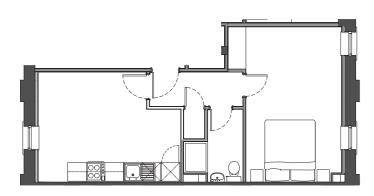




12 | **The Courtyard** | Bishop's Stortford The Courtyard | Bishop's Stortford | 13

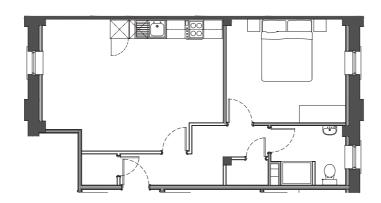
003 | Ground Floor 1 bedroom | Size 39.9m²





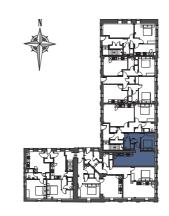
004 | Ground Floor 1 bedroom | Size 49.6m²

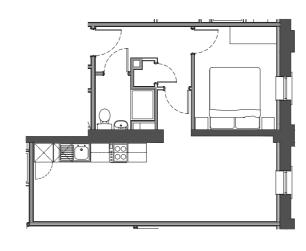




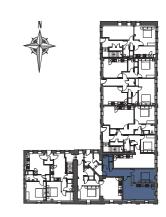
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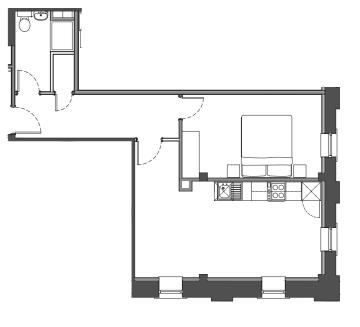
005 | Ground Floor 1 bedroom | Size 40.2m²





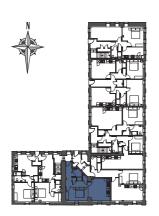
006 | Ground Floor 1 bedroom | Size 45.9m²

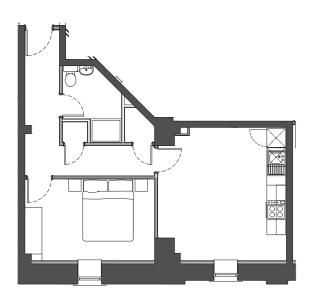




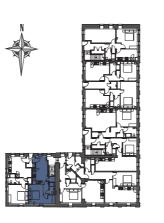


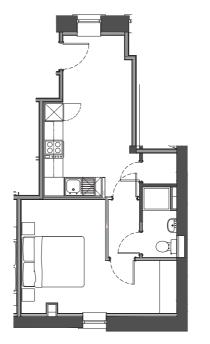
007 | Ground Floor 1 bedroom | Size 42.7m²





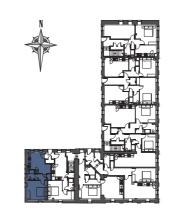
008 | Ground Floor 1 bedroom | Size 33.8m²

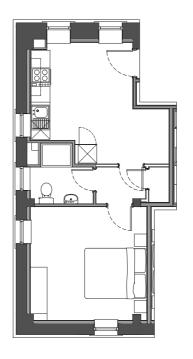




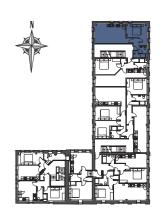
THE COURTYARD: **PROPERTY OPTIONS**

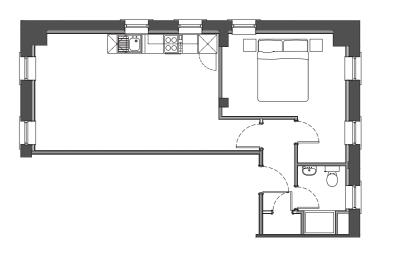
009 | Ground Floor 1 bedroom | Size 34.5m²



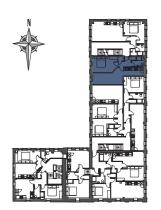


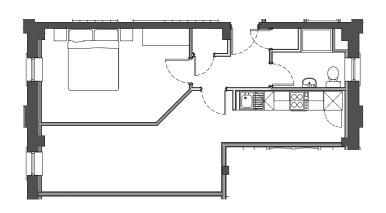
101 | First Floor 1 bedroom | Size 44.4m²



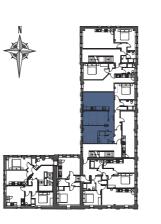


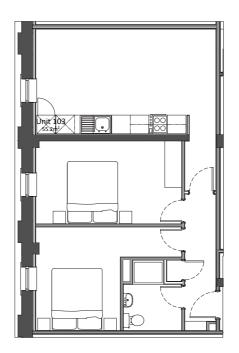
102 | First Floor 1 bedroom | Size 44.5m²





103 | First Floor 2 bedrooms | Size 55.2m²



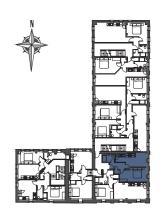


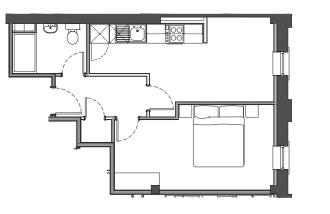
THE COURTYARD: **PROPERTY OPTIONS**

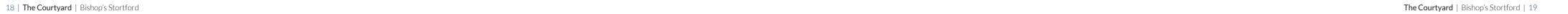
104 | First Floor 1 bedroom | Size 45.0m²



105 | First Floor 1 bedroom | Size 36.7m²

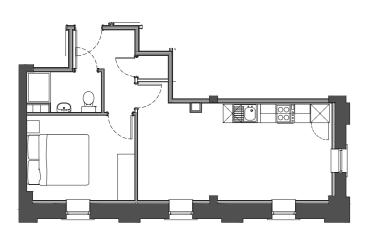




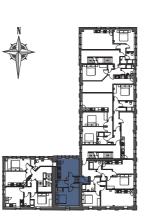


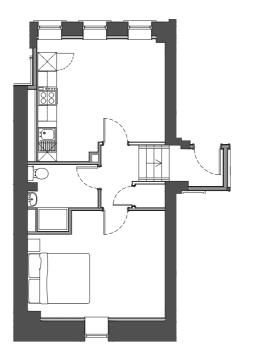
106 | First Floor 1 bedroom | Size 38.3m²





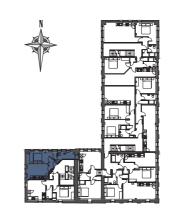
107 | First Floor 1 bedroom | Size 41.3m²

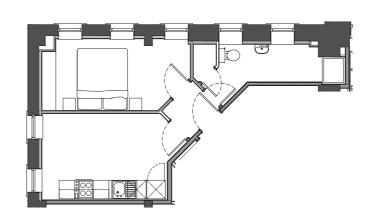




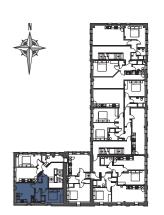
THE COURTYARD: **PROPERTY OPTIONS**

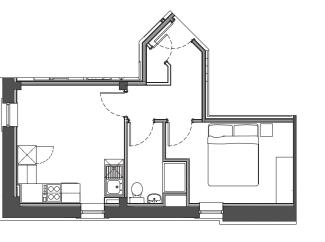
108 | First Floor 1 bedroom | Size 30.7m²



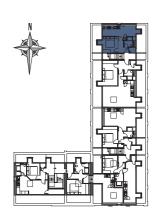


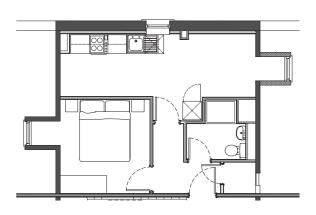
109 | First Floor 1 bedroom | Size 33.0m²





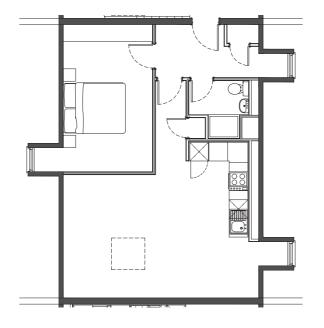
201 | Second Floor 1 bedroom | Size 30.9m²





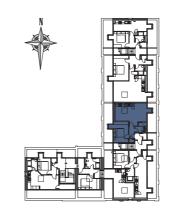
202 | Second Floor 1 bedroom | Size 52.7m²

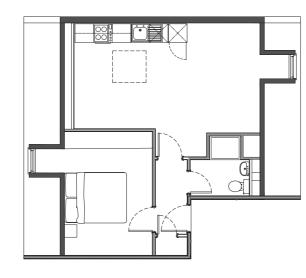




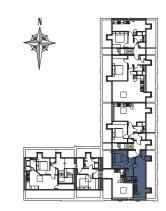
THE COURTYARD: **PROPERTY OPTIONS**

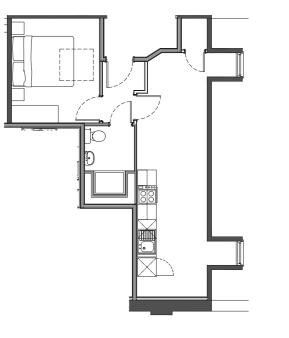
203 | Second Floor 1 bedroom | Size 40.2m²



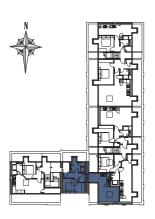


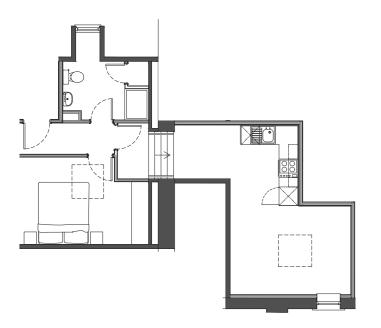
204 | Second Floor 1 bedroom | Size 33.2m²



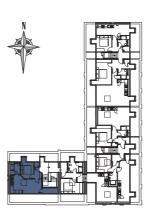


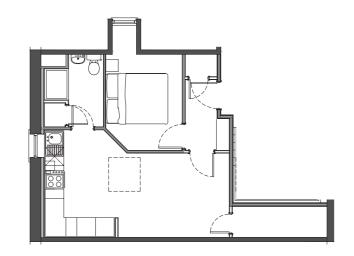
205 | Second Floor 1 bedroom | Size 42.5m²





206 | Second Floor 1 bedroom | Size 36.2m²





THELP TO BUY

If you're considering purchasing a home at The Courtyard, then the UK government's Help-to-Buy scheme may be able to help you.

Essentially, it's designed to make it easier to find the deposit necessary to secure a mortgage and buy a new home. It takes the form of an equity loan. It works as follows:

You provide a deposit amounting to just 5% of the purchase price

The government provides you with a loan worth up to 20% of the property's value

The loan is interest-free for 5 years



This support makes it considerably easier to gather the initial deposit. It also means that you can look for a more competitive mortgage deal, because you then only have to agree a 75% loan-to-value mortgage. Such mortgages will often be available at considerably better rates.

If you need more information about the Help-To-Buy scheme, please talk to our sales advisor.

THE DEVELOPER: **EMPIRE**



The Courtyard is one of the latest projects to be led by Empire, a market leader in high quality, residential property development. It creates innovative living spaces through a combination of newbuild projects and property conversions.

On all new schemes, it applies cutting edge design and construction techniques to create tasteful, attractive and functional living spaces. It builds to the highest modern standards, creating elegant properties for discerning modern buyers.

Empire's overarching aim is to improve the quality and provision of housing stock across the UK. It does not believe in building on a massive scale; it focuses its efforts on a relatively small number of developments each year, ensuring that it adopts the right designs for every location. It works with a trusted team and takes pride in every finished property.

Between 2012 and 2020, Empire completed 1171 apartments and commercial units across 28 sites. Today, it has a pipeline of 2487 apartments and commercial units currently in planning, spread across a further 33 sites. In all, the company has a portfolio 3,767 units and, on all developments, it has maintained a zero failure-rate.





THE COURTYARD: SUMMARY

- 24 newly built apartments
- 23 one-bedroom units
- 1 two-bedroom unit

- Attractive off-plan prices
- Help-to-Buy support available
- Due for completion in May 2021

The Courtyard combines peaceful seclusion with a convenient central location in a popular and thriving commuter town.

Residents can readily take advantage of all local amenities for shopping, education and leisure, together with excellent transport links that put London and a host of other key destinations within easy reach. Whether for work or recreation, The Courtyard makes an excellent base.

This new development offers buyers a choice of apartment sizes and layouts, and all at exclusive off-plan prices. However, the number of units is strictly limited and Bishop's Stortford is a town characterised by strong demand on the part of both buyers and investors. Consequently, we're expecting the units to sell very quickly.

If there's an apartment that's of particular interest to you, please reserve it at the soonest opportunity. To book a viewing or to reserve an apartment, call **TuckerGardner** on **01799 390048**.

Tucker Gardner

38 High Street, Saffron Walden CB10 1EP









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TuckerGardner

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