



## TANNERS WHARF, BISHOP'S STORTFORD

GUIDE PRICE – £325,000

- 2 DOUBLE BEDROOM 3RD FLOOR APARTMENT
- OPEN PLAN LIVING
- INTEGRATED KITCHEN
- PRINCIPLE BEDROOM WITH EN-SUITE
- LARGE BALCONY
- BATHROOM AND EN-SUITE
- STORAGE UTILITY CUPBOARD
- COMMUNAL LIFT
- SECURE UNDER CROFT PARKING & PERMIT FOR PARKING
- WALKING DISTANCE TO TRAIN STATION, TOWN CENTRE AND SCHOOLING

We are pleased to offer this rarely available 3rd floor 2 double bedroom apartment boasting a large balcony overlooking the river Stort whilst internally offering open plan living accommodation, 2 bedrooms, en-suite to bedroom 1 and a family bathroom. Externally, the property enjoys the aforementioned balcony with far reaching views including of the River Stort, off street secure under croft parking and a communal landscaped courtyard. The apartment is well located being within walking distance to the mainline railway station, town centre and local schooling.





Timber door opening into:

### **Entrance Hall**

With telephone entry system, inset ceiling downlighting, power points, fitted carpet, large storage cupboard with plumbing and power for washing machine, lighting and wall mounted fuseboard. Doors to room:

### **Open plan living room, kitchen diner – 22'4" into bay x 11'8"**

Split into two sections of;

#### **Kitchen**

Comprising an array of eye and base level units and drawers with complimentary walnut square edged work surfaces, 1 ½ bowl single drainer sink unit with mixer tap, four ring stainless steel gas hob with oven under and stainless steel splashback and extractor fan above, integrated fridge freezer, integrated slimline dishwasher, counter display lighting, inset ceiling lighting, array of power points, tiled flooring.

#### **Living Room**

With large glazed bay window, two glazed doors to balcony, tv, telephone and power points, fitted carpet with under floor heating.

### **Bedroom 1: 11'6" x 10'4"**

With inset ceiling downlighting, window and door leading to balcony, tv and power points, fitted carpet with underfloor heating, and door to:

### **En-Suite**

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted chromium heated towel rail, tiled flooring with underfloor heating.

### **Bedroom 2: 10'3" x 9'3"**

With window overlooking communal courtyard, inset ceiling downlighting, smoke alarm, built-in storage, fitted carpet with underfloor heating, array of power points.

### **Family Bathroom**

With a three-piece suite of panel enclosed bath with integrate mixer tap and shower attachment over, fully tiled with glazed shower screen, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring with underfloor heating.

# OUTSIDE

## Balcony 23'3" x 6'7"

With wrought iron railings and decked base, overlooking the communal courtyard, river Stort and Bishop's Stortford beyond.

The apartment also benefits from a secure under croft allocated parking along with an 'above ground' parking permit.

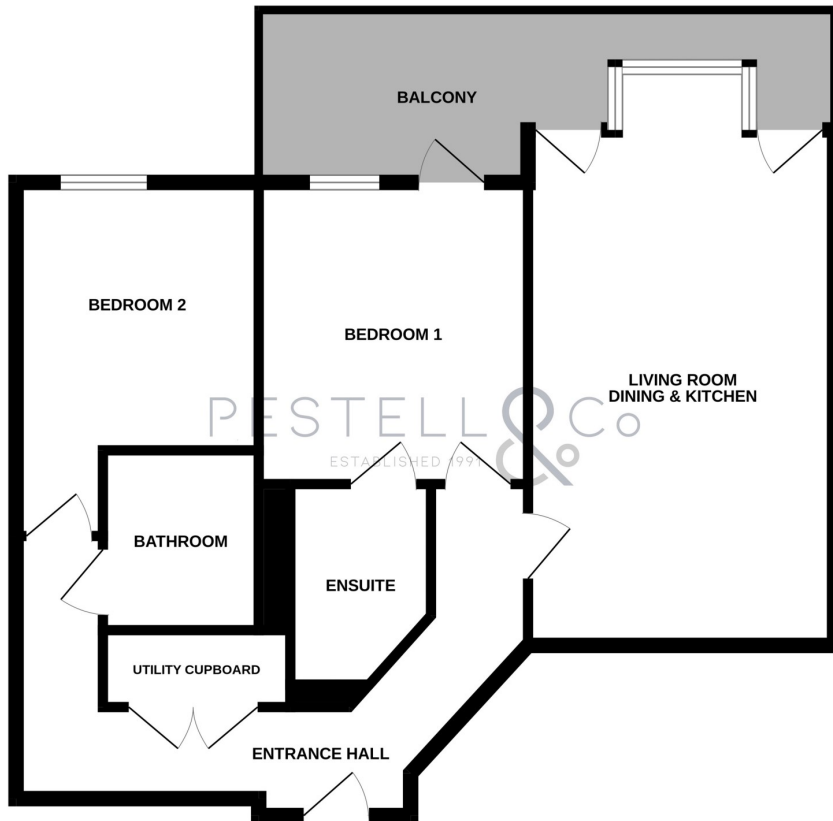


# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN



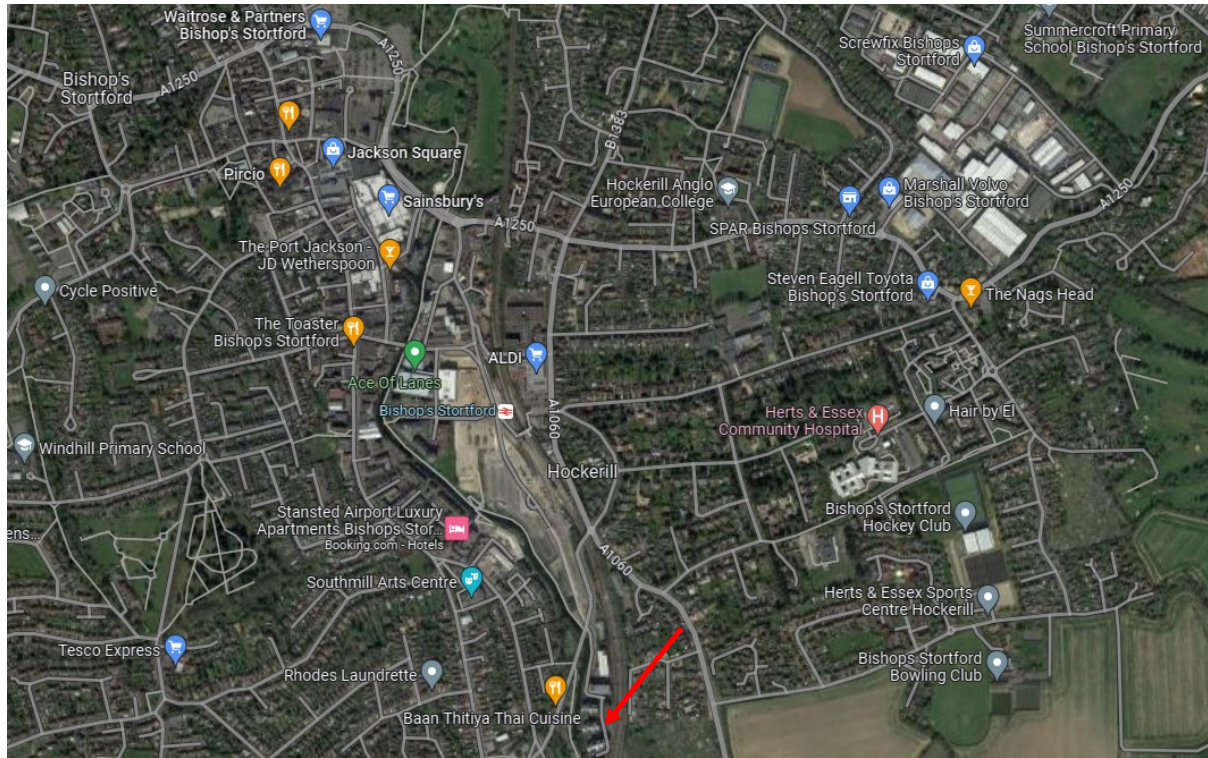
GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.

TOTAL FLOOR AREA: 686 sq.ft. (63.7 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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# GENERAL REMARKS & STIPULATIONS

**Tanners Wharf** is located in the popular town of Bishop's Stortford which offers schooling, shopping, eateries and recreational facilities. Bishop's Stortford has a mainline train station which serves London Liverpool Street, Cambridge and Stansted Airport and is a three minutes walk from the property. The M11 and M25 motorways are just a short drive giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

102 Tanners Wharf, Bishop's Stortford,  
Herts CM23 3FE

## SERVICES

Gas fired underfloor heating, mains drainage and  
water

## COUNCIL TAX BAND

Band C

## LOCAL AUTHORITY

East Herts Council, Bishop's Stortford Library,  
The Causeway, Bishop's Stortford, CM23 2EJ

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?