



RIVERSIDE WHARF, BISHOP'S STORTFORD

GUIDE PRICE – £265,000

- 2 DOUBLE BEDROOM 1ST FLOOR APARTMENT
- OPEN PLAN LIVING
- INTEGRATED KITCHEN
- PRINCIPLE BEDROOM WITH EN-SUITE & LARGE BALCONY
- 2ND BALCONY
- FAMILY BATHROOM
- 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 1st floor 2 double bedroom apartment boasting 2 balconies 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 balconies, off street secure under croft parking. The apartment is well located being within walking distance to the mainline railway station, town centre and local schooling.





Door opening into:

Entrance Hall

With wall mounted telephone entry system, insert ceiling down lighting, smoke alarm, power points, wood effect laminate flooring, cupboard housing pressurised hot water cylinder, fuse board, recess power and plumbing for washing machine, doors to rooms.

Open plan Kitchen, Living & Dining Room - 23'0" x 12'0"

Kitchen comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, four ring electric hob with oven under and extractor fan above, integrated fridge, freezer and dishwasher, insert ceiling down lighting, extractor fan, smoke alarm, tiled flooring and power points. The remainder of the room comprises of ceiling lighting, window to side and further sliding patio doors leading out to balcony 2, TV, telephone and power points, wall mounted radiator, wood effect laminate flooring.

Bedroom 1 - 15'3" max x 10'10"

With insert and pendant ceiling down lighting, wall mounted radiator, built-in wardrobe with hanging rail and shelving, TV and power points, fitted carpet, sliding patio doors leading to Balcony 1 and door to;

En-Suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, electric shaving point, large vanity mirror, insert ceiling downlighting, extractor fan, chromium heated towel rail, tiled flooring.

Bedroom 2 - 11'3" x 8'10"

With window over looking the river, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, built-in double wardrobe.

Family Bathroom

Comprising a 3 piece suite of panel enclosed bath with mixer tap and further integrated shower, tiled surround with glazed shower screen, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, large vanity mirror, insert ceiling down lighting, extractor fan, wall mounted chromium heated towel rail, electric shaving point, tiled flooring.

OUTSIDE

Balcony 1 - 11'10" x 9'2"

A large entertaining decked balcony with wrought iron fencing, over looking the River Stort

Balcony 2 - 7'5" x 5'0"

With wrought iron railings and decking overlooking the River Stort.

The property also benefits from under croft secure parking.

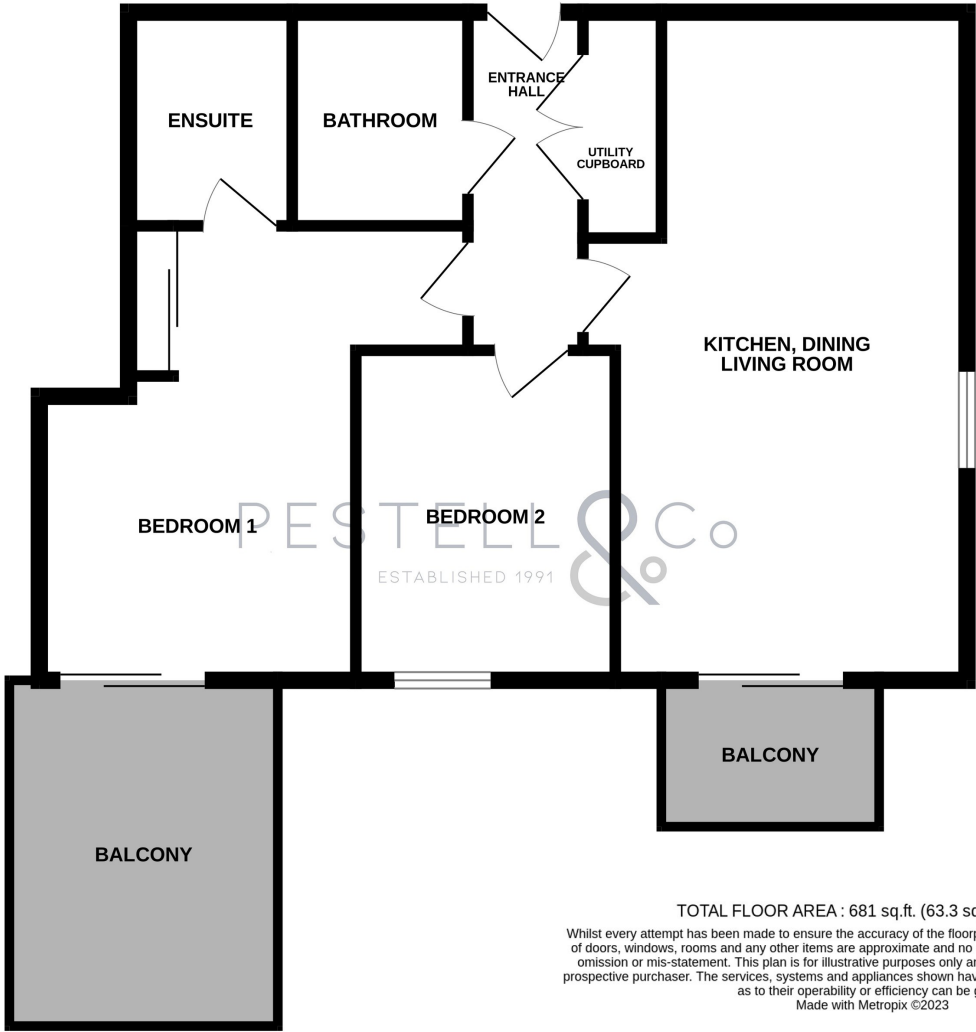


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



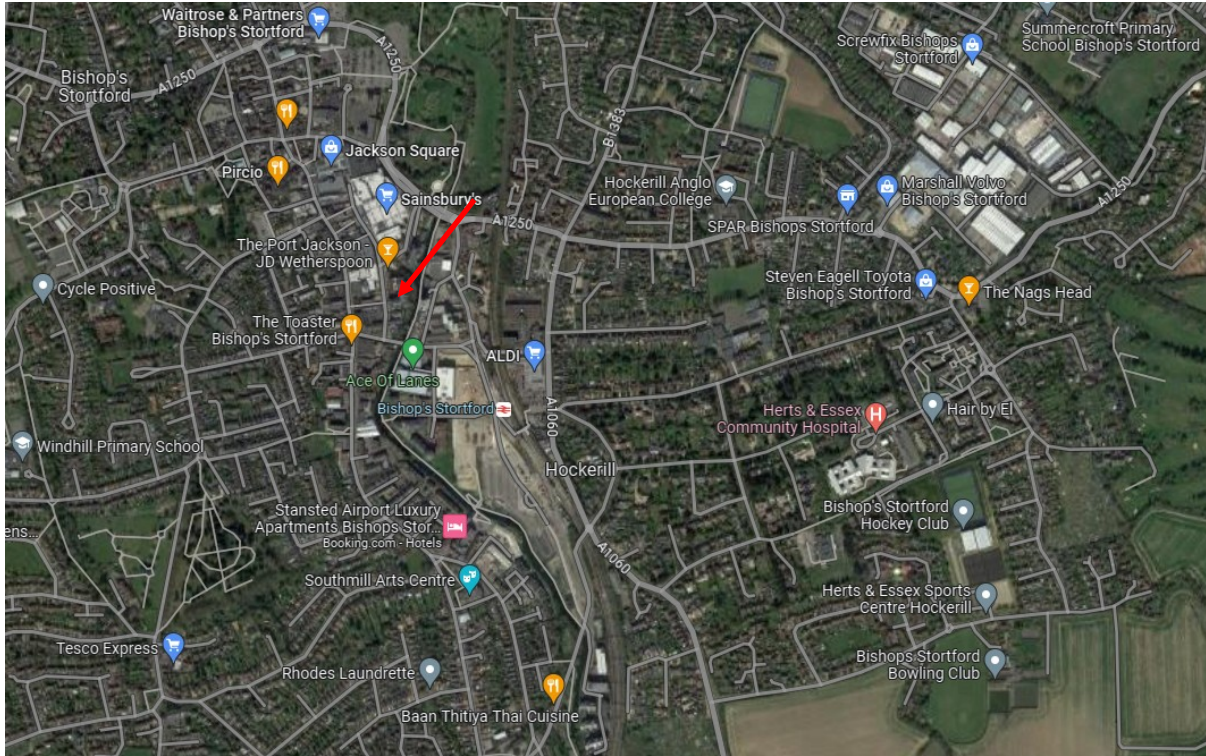
TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

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

Riverside 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

Riverside Wharf, Bishop's Stortford, Herts CM23 3GN

SERVICES

Gas fired heating, mains drainage and water

LEASE REMAINING - 134 Years

SERVICE CHARGE - £2,978 pa

GROUND RENT - £325 pa

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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