

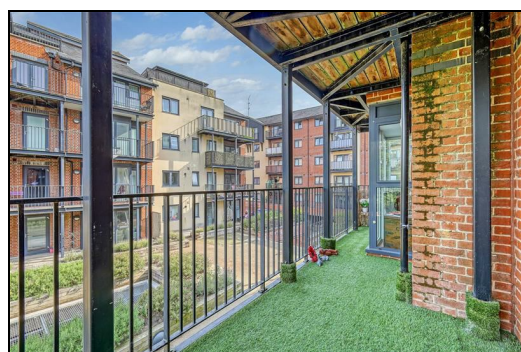
3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



96, Tanners Wharf, Bishop's Stortford, Hertfordshire, CM23 3FE

Guide price £279,995

TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH A PRIVATE BALCONY AND RIVERSIDE SETTING.

A very well maintained apartment overlooking a pretty courtyard and the river Stort. The accommodation consists of an entrance hall with built in storage and a utility cupboard, a spacious open plan living area with fitted kitchen and integrated appliances, principle bedroom with en-suite shower room, a further double bedroom and a family bathroom. The property benefits from underfloor heating and double glazed windows and doors throughout.

Outside, there is a large private balcony, well maintained communal gardens and a secure underground allocated parking space. There are spaces for visitors overground and the current owners have two parking permits.

Tanners Wharf is located within a 10 minute walk of the train station and town centre. There are pleasant walks along the River Stort into town and out into the Hertfordshire countryside.

The EPC Rating is B. The Council Tax Band is C.

Entrance Hall

Spacious hall with large fitted storage cupboard, utility cupboard and doors to all rooms.



Bright and Airy Open Plan Living Area

22'6" max x 11'8" max (6.88m max x 3.56m max)

Fitted kitchen with;

- Range of wall and base units
- Integrated Smeg electric oven with four ring gas hob and extractor over
- Integrated fridge/freezer
- Breakfast bar

Sitting area with feature bay window and doors opening out to private balcony.



Utility Cupboard

Located off the hall with space and plumbing for a washing machine and ample storage space.

Bedroom 1

10'5" max x 11'5" max (3.20m max x 3.48m max)

Double bedroom with built in wardrobes, door to balcony and window to the rear.



En-Suite Shower Room

Fully tiled shower room, vanity unit with basin and WC.



Bedroom 2

13'6" max x 9'1" max (4.12m max x 2.77m max)

Double bedroom with fitted wardrobes and window to the rear.



Bathroom

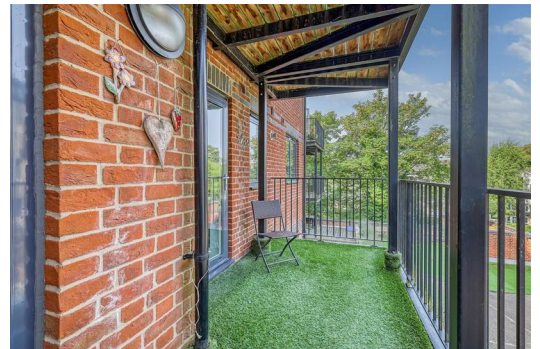
6'10" x 5'4" (2.10m x 1.65m)

Bath with shower over, vanity unit with basin, heated towel rail and WC.



Private Balcony

Large balcony overlooking courtyard gardens and the River Stort.



Private Parking

There is one allocated and secure parking space. In addition, the current owners have two permits for visitors.

Communal Gardens

Well maintained gardens and courtyard areas.



Lease, Maintenance & Ground Rent

There are 111 years remaining on the lease.

The annual service charge is £1800.00,

The annual cost for the building insurance is £679.00

The annual ground rent charge is £250.00

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

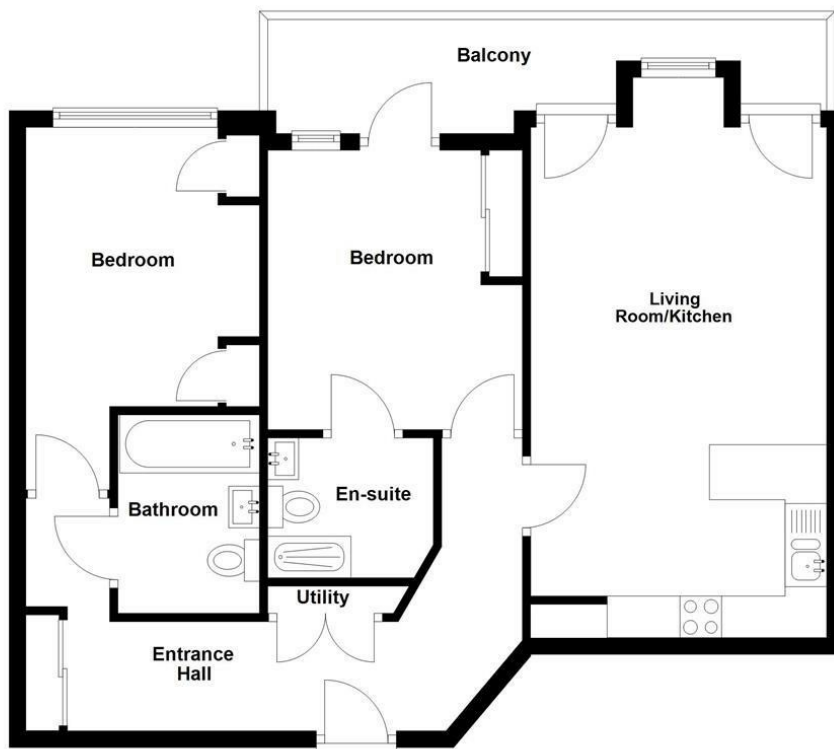
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

Second Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



Total area: approx. 65.1 sq. metres (700.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Tanners Wharf