

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



33, Braziers Quay, South Street, Bishop's Stortford, , CM23 3YW

Guide price £209,995

High specification one bedroom apartment offered for sale with NO ONWARD CHAIN.

Situated in the sought-after Braziers Quay development, this beautifully presented first-floor apartment offers stylish, modern living in a very convenient and central location. The bright open-plan kitchen and living area features a sleek fitted kitchen with integrated appliances and impressive feature windows that fill the space with an abundance of natural light. A separate lounge area provides a cosy retreat, while the generous double bedroom is complemented by a contemporary shower room.

Enjoy the tranquillity of a riverside setting just moments from Bishop's Stortford's vibrant town centre, with its array of shops, cafés, and restaurants. Perfect for commuters, the mainline station is only a short walk away, offering direct services to London Liverpool Street and Cambridge.

There is a private car park to the front and an allocated space. This apartment is ideal for first-time buyers or investors seeking a premium property in a prime location.

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

Front

To the front there is a private car park with an allocated parking space. There is a secure communal entrance with stairs leading to the first floor entrance door for this apartment.

Impressive Open Plan Living Area

20'11" max x 14'9" max (6.38m max x 4.50m max)

Modern and bright open plan living area with a large bay window overlooking the river and gardens. This sociable space includes a high specification fitted kitchen, dining area and sitting area. There is underfloor heating throughout and the kitchen includes;

- Smeg double oven
- Smeg electric hob with extractor over
- Wine cooler
- Fridge/Freezer
- Washing machine
- Breakfast bar

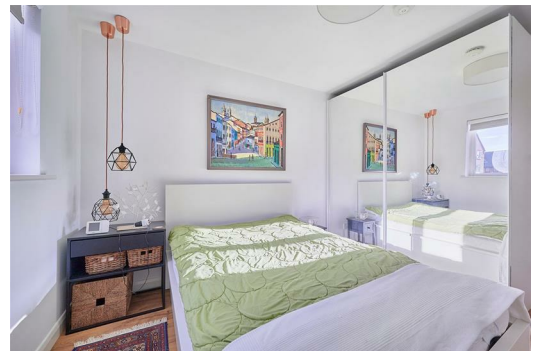
There is an airing cupboard with hot water cylinder located next to the kitchen.



Double bedroom

11'4" max x 9'0" (3.47m max x 2.76m)

Large double bedroom with built in wardrobes.



Modern Shower Room

Modern suite with walk in double shower, vanity unit with basin, stainless steel heated towel rail and WC.



Rear Gardens and Riverside

This apartment is located at the rear of the block and enjoys views across the very well maintained gardens and river.



Lease, Ground Rent and Service Charges

There are 62 years remaining on the lease.

The ground rent is £160.00 per year.

The service charge is £1800.00 per year.

Disclaimer

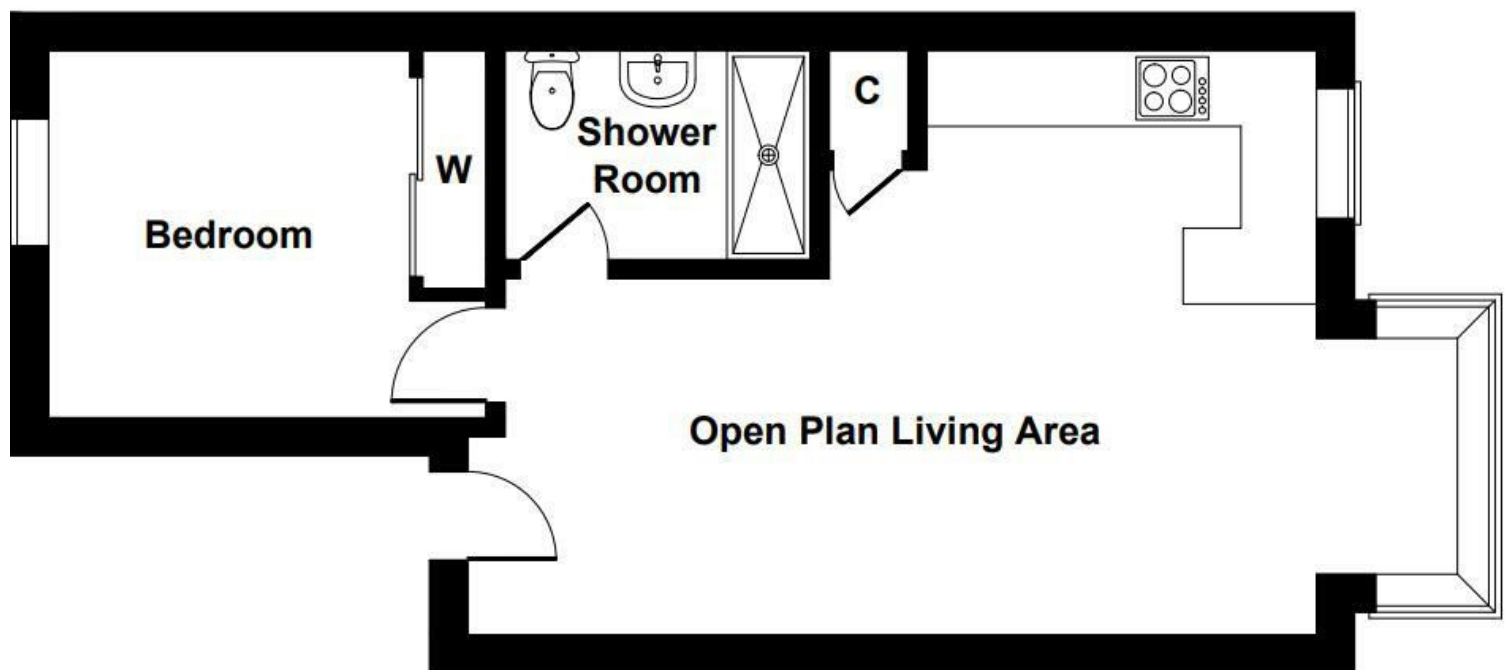
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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.

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.



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.