



Shepherds
Property Sales & Lettings



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Tanners Wharf | Bishop's Stortford | CM23 3FE | £267,500



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Located in the heart of the charming Tanners Wharf Development in Bishop's Stortford, this exquisite two-bedroom, two-bathroom apartment is a gem waiting to be discovered. Built in 2013, this modern property boasts a spacious open plan living area with a sleek fully fitted kitchen featuring SMEG integrated appliances. The living space opens up to a private decking area, offering serene views of the communal piazza style gardens.

Recently redecorated, this flat exudes elegance with its dark oak solid wood flooring throughout. The two double bedrooms provide ample space, complemented by a family-sized tiled bathroom and an additional ensuite shower room for added convenience.

The prime location of Tanners Wharf ensures easy access to local schools, shops, and the bustling town centre of Bishop's Stortford. For commuters, the mainline train station is just a short five-minute stroll away, providing direct services to London Liverpool Street, Stansted Airport, and Cambridge.

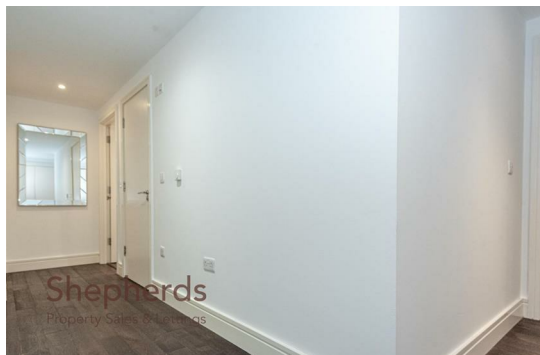
This property is not just a home; it's an investment opportunity. Situated in a privately owned block within the development, it offers a private enclosed covered parking bay, making it a desirable choice for both homeowners and investors. With high-quality finishes, and a sought-after location, this flat in Tanners Wharf is a rare find that ticks all the boxes for a comfortable and convenient lifestyle. The apartment has an elevated ground floor position with a covered parking area below with lift and stair access to the property and level access to the decked garden area and the central communal piazza.

The flats have a security entry phone system and security camera system.

Leasehold Information

125 years from 2013 : Ground Rent £1102 per Annum : Maintenance Charge 2024 £1766 per annum

Mains Electricity, Water and sewage, under floor gas central heating. UPVC double glazing.



- Modern Built Apartment
- 2 Double Bedrooms
- Chain Free
- Covered Parking
- Walking Distance of Station
- Garden Access
- 2 Bathrooms
- Gas Under Floor Heating
- Wood Flooring



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Tenure : Leasehold
Council: East Herts Dc
Tax Band: C



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Communal Hallway

Lift Access

Entrance Door

Reception Hall

19'2 x 10'10 max

Utility Cupboard

Living Room & Kitchenette

19'8 x 16'5

Private Patio Area

35' x 10'1

Bedroom One

14'1 x 9'10

En-suite Shower Room

7'8 x 4'10

Bedroom Two

20'4 x 8'8

Family Bathroom

7'10 x 6'3

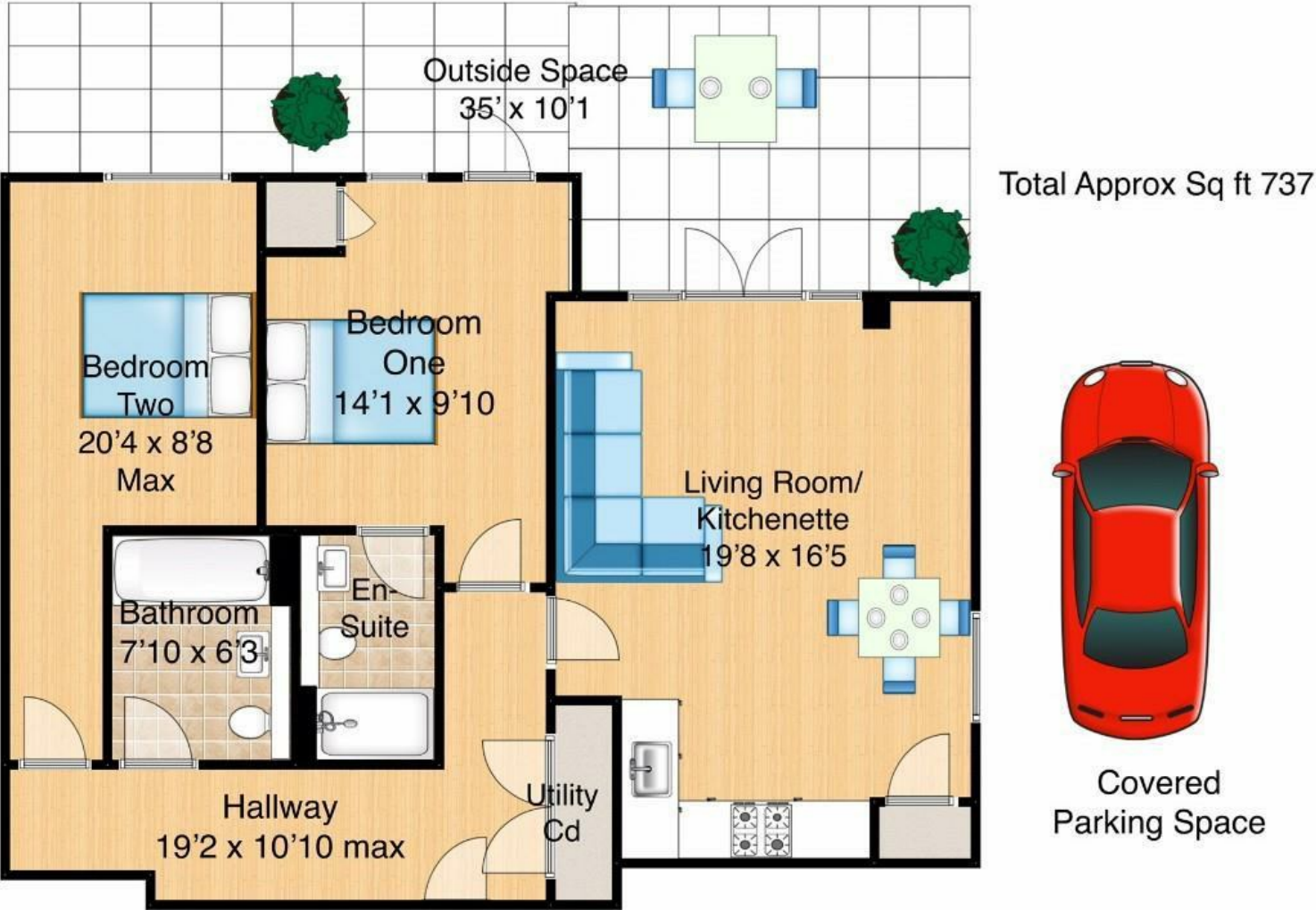
Covered Parking Space

Communal Garden

2 Visitors Parking Permits

Canalside Path

Tanners Wharf , Bishops Stortford



This floor plan is for guidance and may not be accurate. shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 an can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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FINE & COUNTRY

