



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

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



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Tanners Wharf | Bishop's Stortford | CM23 3FE

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.

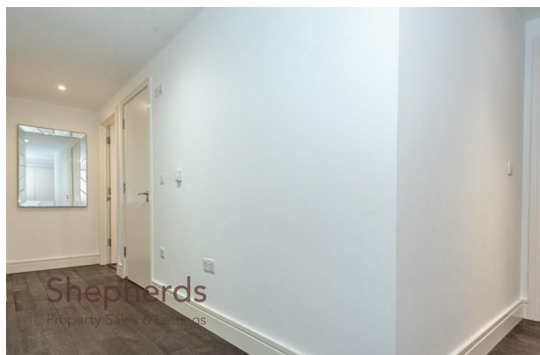
This property is not just a home; it's an investment opportunity. Situated in a privately owned block within the development, it offers a private enclosed covered parking bay, making it a desirable choice for both homeowners and investors. With high-quality finishes, and a sought-after location, this 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.



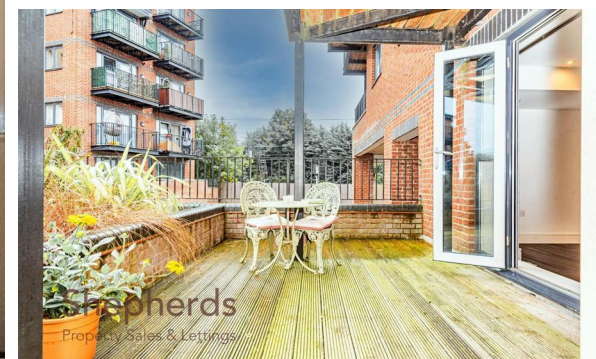
- Modern Built Apartment
- 2 Double Bedrooms
- Chain Free
- Covered Parking
- Walking Distance of Station
- Garden Access
- 2 Bathrooms
- Gas Under Floor Heating
- Wood Flooring



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

 2
  2
  1
  C

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



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

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

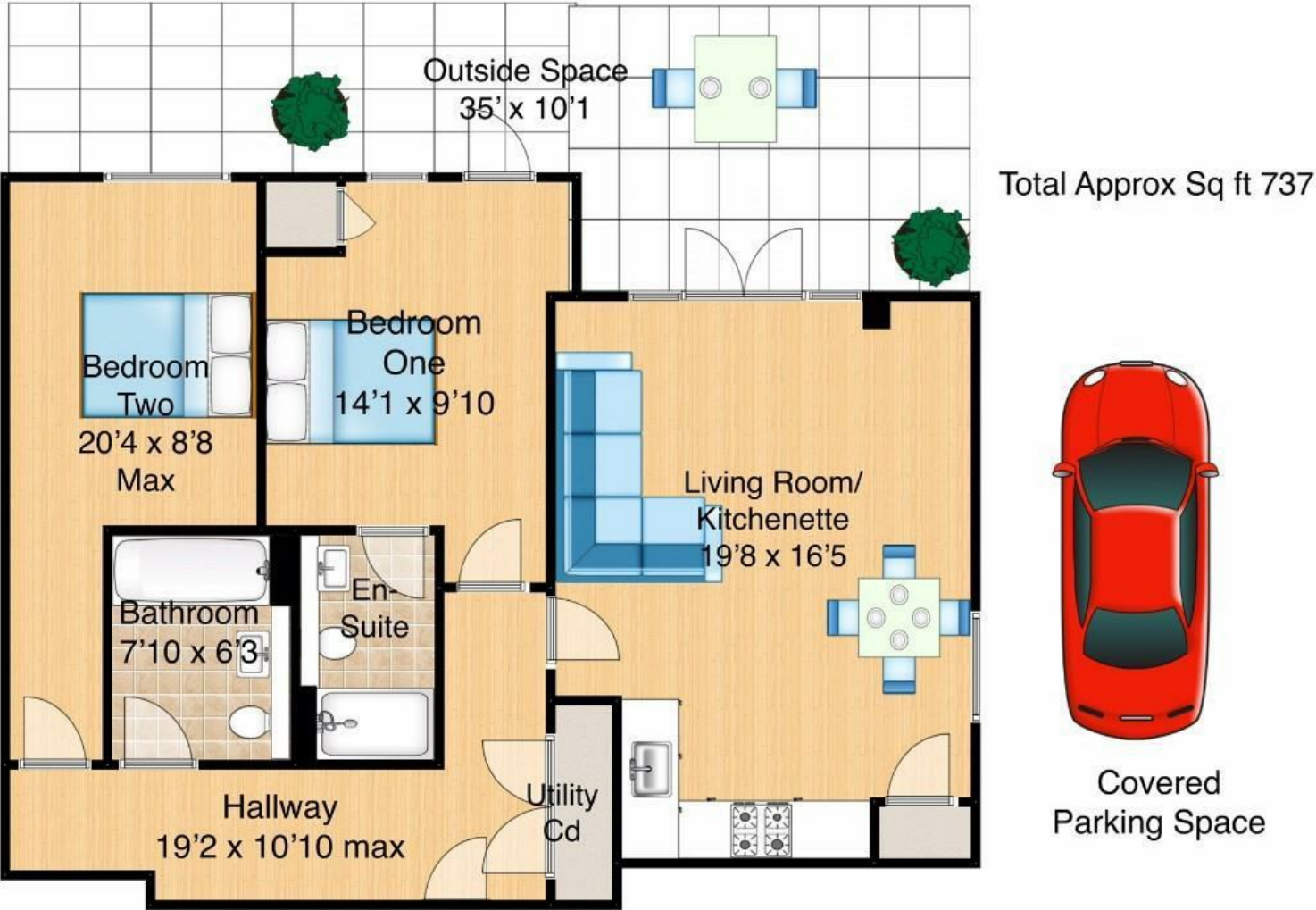
Covered Parking Space

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.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

