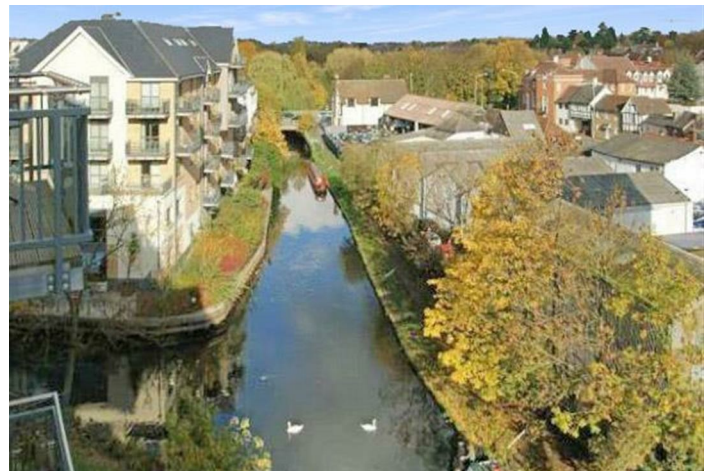


LEASEHOLD



Apartment (EPC Rating: B)

**RIVERSIDE  
BISHOP'S STORTFORD  
CM23 3GP  
Price Guide  
£300,000**

- SUPERB TOP FLOOR APARTMENT
- 2 BEDROOMS
- 2 BATHROOMS
- OAK FLOORING
- OPEN PLAN LOUNGE/DINER/FULLY FITTED KITCHEN
- TWO BALCONIES WITH RIVER & TOWN VIEWS
- SPACIOUS (930 sq feet)
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- TOWN CENTRE LOCATION



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



2



1



B

# 2 Bedroom Apartment located in Bishop's Stortford

An exceptional 2 bedroom 2 bathroom spacious penthouse apartment of 930 sq ft with two separate balconies offering superb views across both the River Stort and over Bishop's Stortford. The vaulted ceilings along with the engineered oak panelled floors really do give the property an abundance of character and charm and being on the top floor it enjoys both tranquillity and light coming through the skylight windows. The apartment also enjoys a spacious open plan lounge/diner and fully fitted kitchen with integrated fridge freezer and dishwasher, two double sized bedrooms, two bathrooms (one en suite) laundry cupboard with automatic washer/drier and large cloaks cupboard. Additional features include gas central heating via thermostatically controlled radiators, double glazing throughout and attractive communal gardens running along the banks of the River Stort. Also included is an allocated secure parking place and bike store. EPC rating B. **\*\*NO ONWARD CHAIN\*\***

## SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station providing connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25.

## COMMUNAL ENTRANCE

Communal entrance with lifts and stairs rising to all floors, door to car park.

## FIFTH FLOOR (TOP)

### ENTRANCE HALL

Oak flooring, double cloaks cupboard, large laundry cupboard with a washer/drier, skylight window, radiator, telephone entry system and doors leading to:

### OPEN PLAN LOUNGE/DINER KITCHEN

26'4" x 14'3"

Oak flooring, radiator, telephone & TV point, patio sliding doors leading to a balcony with views over to Bishop's Stortford, fully fitted kitchen integrated fridge/freezer and dishwasher, built in eclectic oven with hob with extractor hood over, ample work surfaces with floor cupboards below and wall mounted above, extractor fan.

### BEDROOM 1

11'9" x 10'0"

Skylight window, radiator and door leading off to:

### ENSUITE SHOWER ROOM

Large walk in shower cubicle, wash hand basin, Low flush WC, chrome heated towel rail, extractor fan.

### BEDROOM 2

19'0" x 10'9"

Full range of fitted wardrobes, radiator, sliding patio doors to the balcony with lovely views over the River Stort and Bishop's Stortford

### BATHROOM

Full bathroom comprising of a bath with shower over, wash hand basin, low flush WC and chrome heated towel rail, extractor fan.

### OUTSIDE

### PARKING

ONE allocated parking space

### COMMUNAL GARDENS

Attractive communal gardens running along the bank of the River Stort.

### LEASE DETAILS

LEASE: 111 Years remaining

GROUND RENT: £325 p.a.

SERVICE CHARGE: £3,000 p.a.

### LOCAL AUTHORITY

East Herts District Council

Tax Band: C

££1,782.29

### AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales

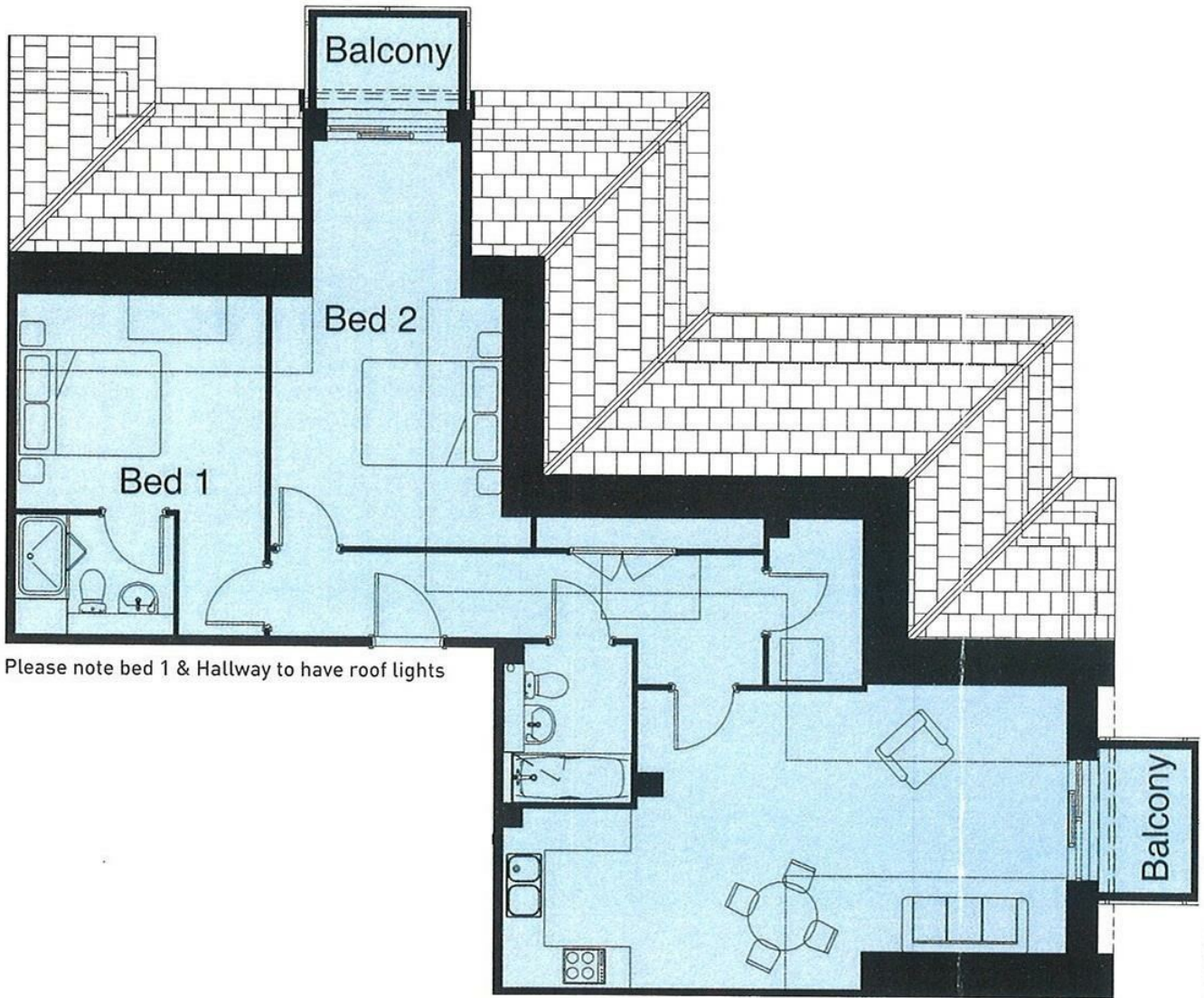


particulars fair, accurate and reliable, they are only a general guide to the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





Please note bed 1 & Hallway to have roof lights

Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

01279 658758

[sales@fordycefurnivall.co.uk](mailto:sales@fordycefurnivall.co.uk)

[www.fordycefurnivall.co.uk](http://www.fordycefurnivall.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.