



PM ESTATES

Property Sales & Lettings



Tanners Wharf

Bishops Stortford, Hertfordshire, CM23 3FE

Guide Price of **£275,000**

Tanners Wharf

Bishops Stortford, Hertfordshire, CM23 3FE

Overview

- Chain Free
- Recently Decorated
- First Floor Apartment
- Open-Plan Living Area
- Fully Fitted Modern Style Kitchen
- Integrated Appliances Including Dishwasher
- Family Sized Tiled Bathroom
- En-Suite Shower Room
- Wooden Flooring Throughout
- Town Centre Location
- Private Enclosed Parking Bay
- Intercom Entrance System
- Energy Rating C
- Council Tax Band C
- Ideal Investment Opportunity Offering yields in excess of 5.69%



Description

Situated in the popular Tanners Wharf Development within the Town Centre of Bishops Stortford, this well-proportioned and immaculately presented two-bedroom, two-bathroom apartment is offered to the Sales Market.

This property has recently undergone full redecoration and comprises of a large open plan, dual aspect living area which leads onto a private decking area, overlooking the communal gardens. This living space also contains a fully fitted kitchen with SMEG branded integrated appliances. The property is complete with two double sized bedrooms and has been finished with dark oak solid wood flooring, with the added benefit of a family sized tiled bathroom and an additional ensuite shower room.

The Tanners Wharf Development is conveniently only a short walk away from many schools, shops and the Town Centre of Bishops Stortford. The mainline train station is also located only a five-minute walk away where there are direct services into London Liverpool Street, Stansted Airport and Cambridge.

The Tanners Wharf Development is renowned for its high-quality of finish and close proximity to Bishops Stortford Town Centre. The development is close to the exchange with strong Sky broadband and mobile coverage throughout. The block in which this apartment is situated is privately owned and proves an attractive purchase for both owner occupiers and investors alike. The property also has the added benefit of a private enclosed parking bay, within the development.

For investors, this property would achieve a rental figure of £1,400 per calendar month, generating a rental yield of 5.69%. Service charge £1600 annually, paid in two installments 6 monthly and one ground rent of £250 per annum.

Call us today to avoid disappointment and book your viewing appointment!

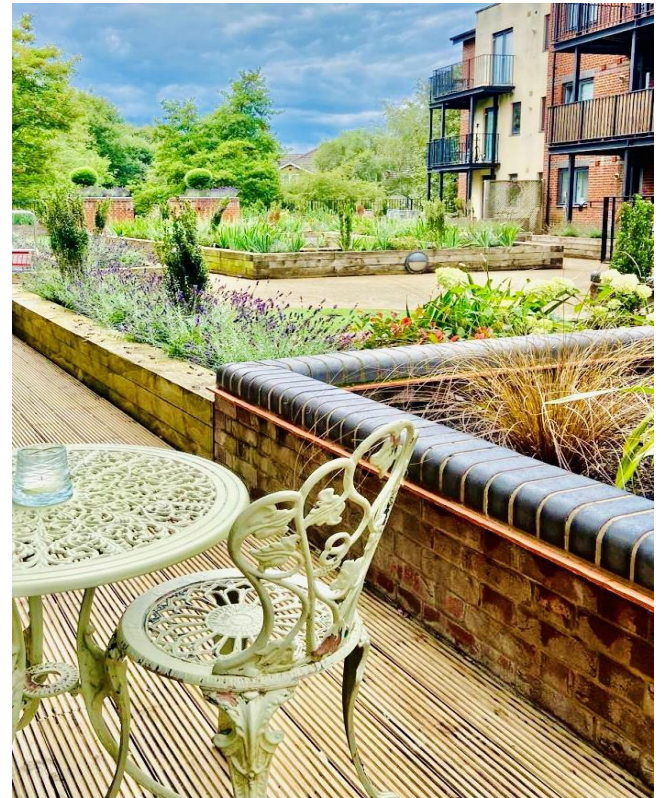


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

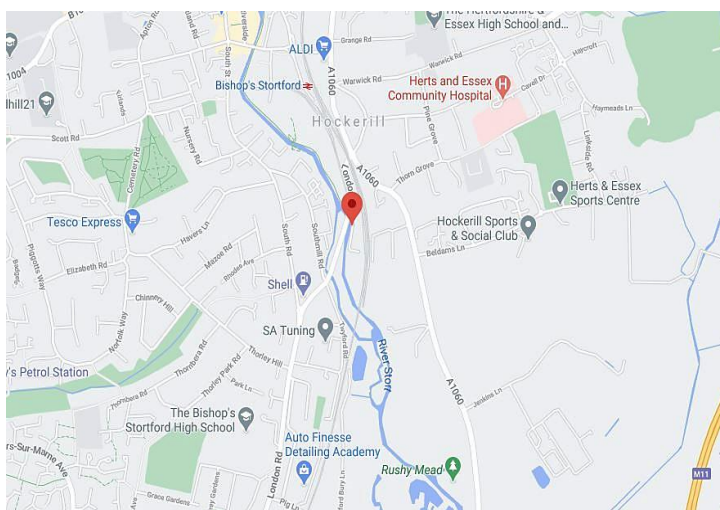
Bishops Stortford is an historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links in to the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



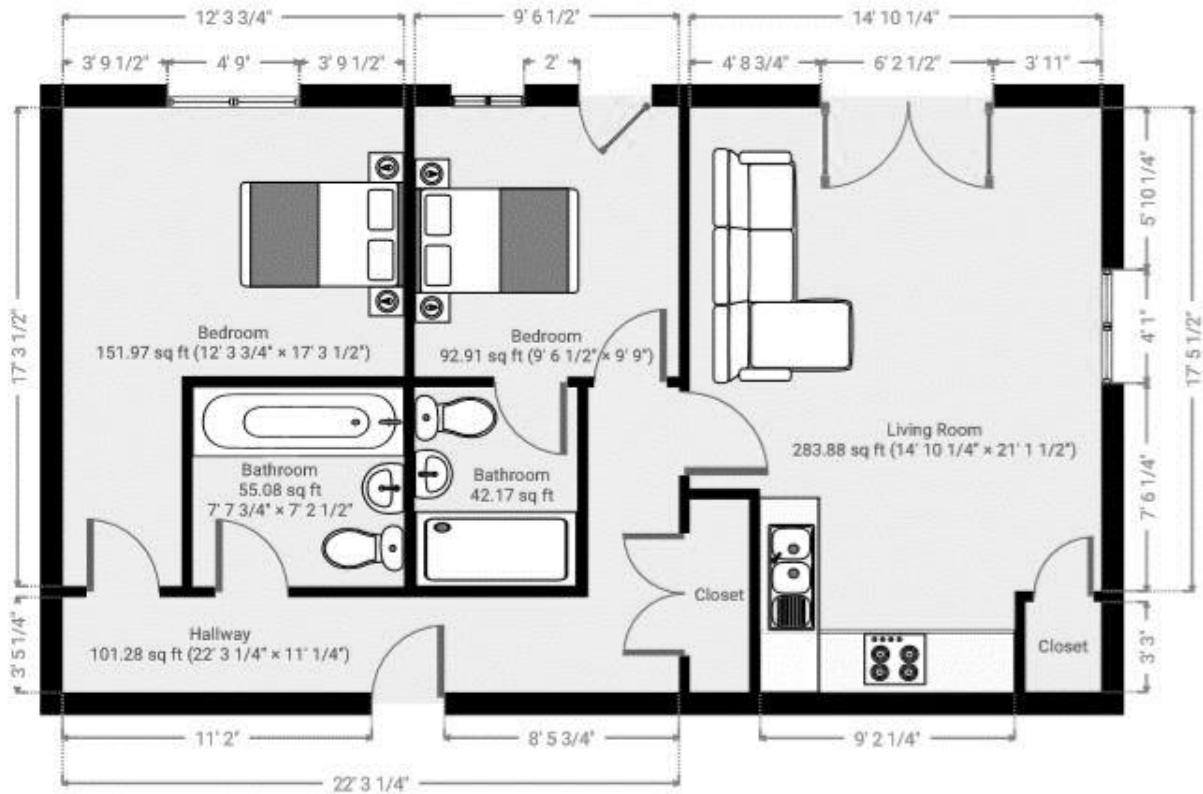
Directions



From our office: 7 Riverside Walk, South Street, Bishop's Stortford, CM23 3AG

- Head north on Riverside/A1059 towards Adderley Rd
- Turn right onto Adderley Rd/A1059
- Turn right at the 1st cross street onto The Causeway/A1250
- At the roundabout, take the 1st exit onto Hockerill St/A1250
- Turn right onto London Rd/A1060
- At the roundabout, take the 3rd exit onto London Rd/B1383
- Turn left onto Tanners Wharf

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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