



PM ESTATES

Property Sales & Lettings



Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GN

Guide Price of **£325,000**

www.pm-estates.co.uk

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Overview

- First Floor Apartment
- Modern Interior Design
- Two Double Bedrooms
- Family Sized Tiled Bathroom and Ensuite
- Open-Plan Living Area
- Fitted Kitchen with Appliances
- Popular Development
- Private Balcony Area
- Town Centre Location
- Energy Rating: C
- Council Tax Band: C
- Investment Property offering potential yields in excess of 6.09%



Description

PM Estates are pleased to introduce this well presented two double bedroom first floor apartment within the popular Riverside Wharf Development of Bishops Stortford.

This well-established development is without a doubt one of the most sought-after residential locations within Bishops Stortford due to its quality of finish matched with its close proximity within the town centre, and within walking distance to the mainline rail station, offering direct services into Stansted Airport, London Liverpool Street and Cambridge City Centre.

This apartment is complete with a sizable open plan living area, with the fully fitted kitchen area complete with AEG appliances inclusive of a full-size dishwasher. The living area has a dual aspect view and leads onto a private wrap around balcony area, overlooking the River Stort and communal gardens.

The property comprises of two double bedrooms, each with neutral-coloured carpets in keeping with the décor throughout. The master bedroom is home to a private fully tiled ensuite shower room complete with a walk-in cubicle whereby the family bathroom on offer here is complete with a 3-piece suite with both bath and shower facilities. This property is also complete with one allocated parking bay for your convenience, which is located within the development, accessible through secure gating.

The Riverside Wharf development is centrally located within the town centre of Bishops Stortford itself which has a plethora of amenities inclusive of a wide variety of pubs and restaurants. There are also various leisure, sports and health facilities such as the Nuffield Health Gym Complex & Spa as well as some of the best schools and colleges in the country such as the globally renowned Hockerill College.

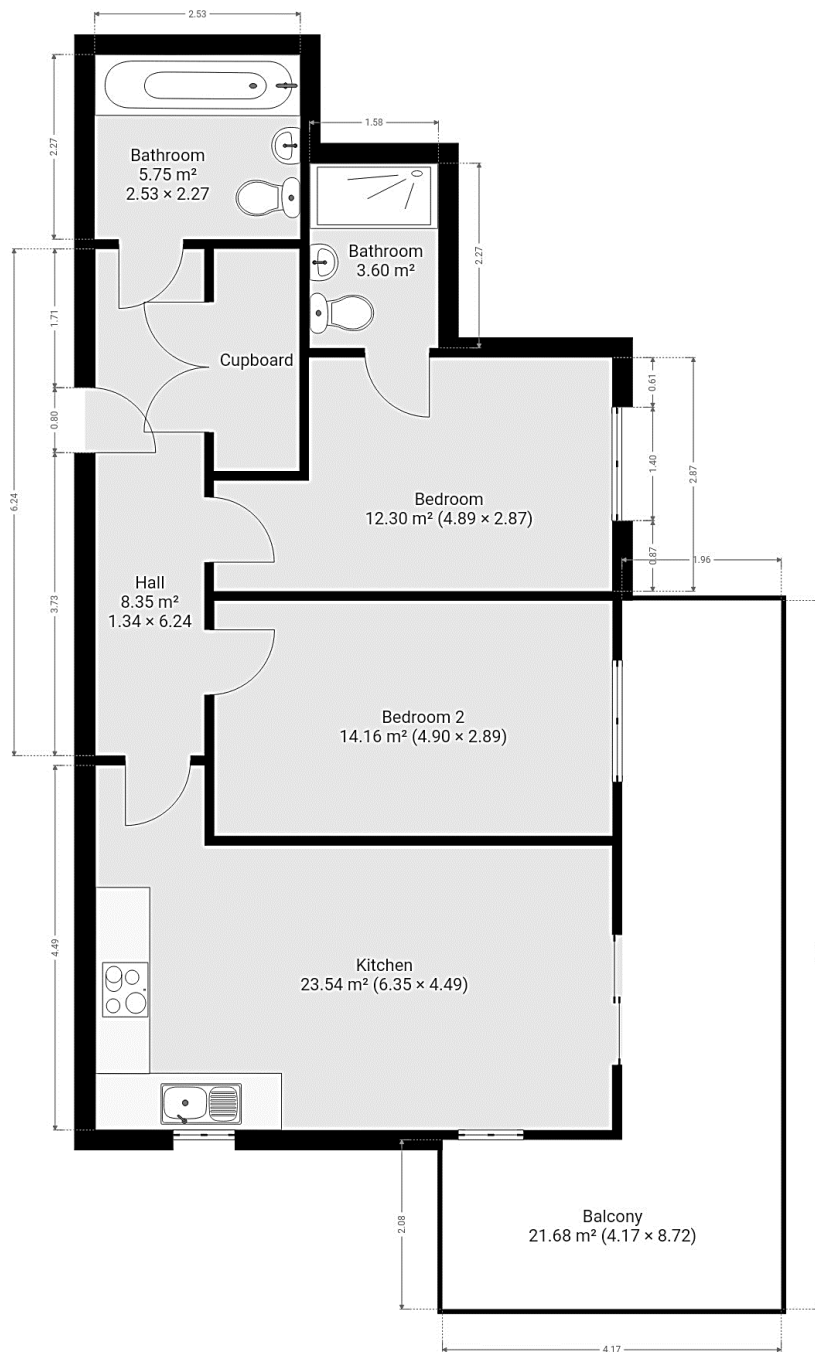
For investors, this will prove to be a good investment based on a rental figure of £1,650pcm, this will generate a potential yield in excess of 6.09%

Call us today on 01279 654646 to register your interest!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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

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