



PM ESTATES

Property Sales & Lettings



Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GN

Guide Price of **£285,000**

Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GN

Overview

- Second Floor Apartment
- Open-Plan Living Area
- Two Double Sized Bedrooms
- Additional Office Space
- Fully Fitted Modern Kitchen
- Integrated Appliances
- Family Sized Tiled Bathroom
- Ensuite Shower Room
- Popular Development
- One Allocated Secure Parking Space
- Energy Rating B
- Council Tax Band C
- Investment Opportunity offering potential yields in excess of 6.32%



Description

PM Estates are pleased to introduce this spacious, well presented two double bedroom second floor apartment to the sales market within the prestigious, Riverside Wharf Development, situated within the heart of Bishops Stortford's vibrant town centre.

This property comprises of a generously sized open plan living area which flows seamlessly onto a fully fitted kitchen area home to wooden oak wall and base units with integrated appliances inclusive of a full-size dishwasher. This living space is complete with laminate flooring as well as being recently decorated with a stylish sea-salt coloured décor throughout. The living area here also leads onto a private external balcony area overlooking the River Stort below.

The apartment also boasts two sizable double bedrooms with the master leading onto its own private en-suite with a walk-in shower cubicle and WC facilities. In addition, there is a third room, ideal for an office space. Along the hallway you will also be greeted with a full family size tiled bathroom with both bath and shower facilities as well as a storage cupboard with space for a washing machine/dryer. Also included with this property is a secure, gated underground parking facility whereby this property benefits from one allocated space.

Riverside Wharf has held its' own in recent times and has proven to be one of the most popular residential developments within Bishops Stortford. The development itself is a stone's throw away from many of the town centre's various restaurants, bars and shops such as the locally renowned and highly fashionable EAT17 restaurant and food market filled with fresh produce and a vibrant atmosphere as well as the Skew Restaurant just across the river which brings an element of glamour to the proceedings with its outdoor seating area and accompanying champagne and oyster bar.

Also nearby is the M&S Food Hall, Starbucks Coffeeshop and the ever-popular Snap Fitness 24/7 Gym Complex to name but a few. The development itself is a mere 2-minute walk to the mainline rail station, which offers direct services to London Liverpool Street, Stansted Airport and Cambridge, lending itself to city commuters and airport workers alike.

For investors, this will prove to be an ideal choice whereby the achievable rental value would be £1,500 per calendar month, providing a healthy rental yield of 6.32%.

The ground rent is £162.50 every 6 months, and the service charge has the added benefit of include gas and hot water usage within the development, whereby the last payments for this property were £1,891 in October 2024 and £1,918 in April 25.

Call us today to avoid disappointment and book your viewing appointment! – 01279 654646

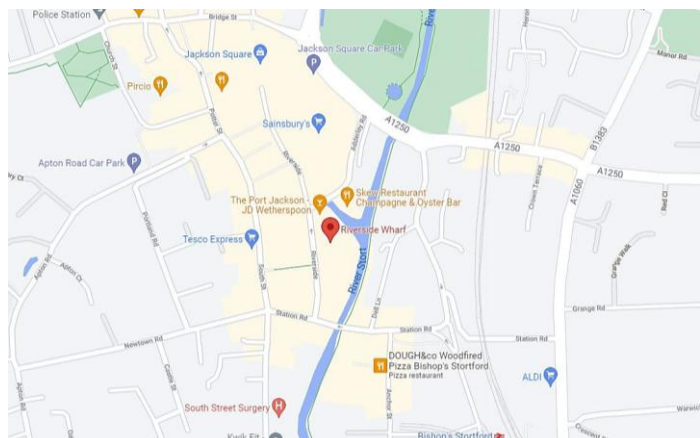


Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

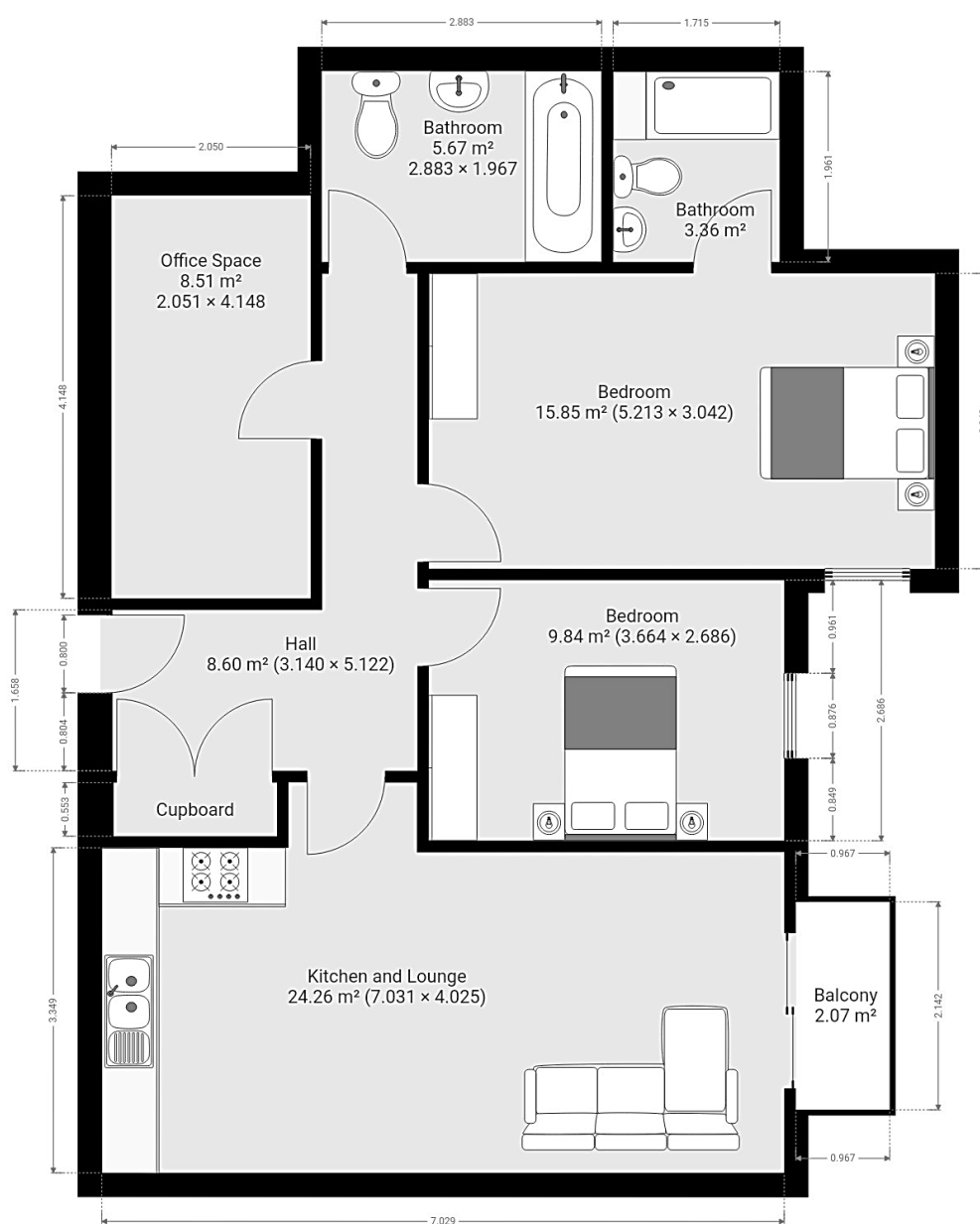
Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



Directions From Our Office:

The Riverside development is located directly opposite our office on Riverside.

Floor Plan



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