



## Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GN

£1,600<sub>PCM</sub>

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## Overview

- Gas and Water Included In The Rental Price
- First Floor Apartment
- Two Double Bedrooms
- Family Sized Bathroom and En-Suite
- Town Centre Views
- Open-Plan Living Area
- White Wooden Fitted Kitchen
- Integrated Appliances
- Offered Furnished
- Walking Distance to Station
- Energy Rating: B
- Council Tax Band: B



## Description

One of the larger two double bedroom apartments in the Riverside Wharf development, this light and spacious apartment offers town centre views and is conveniently placed in the centre of Bishops Stortford within walking distance of the mainline rail station which offers direct services to London Liverpool Street, Stansted Airport and Cambridge.

Gas and Water included in the rental price.

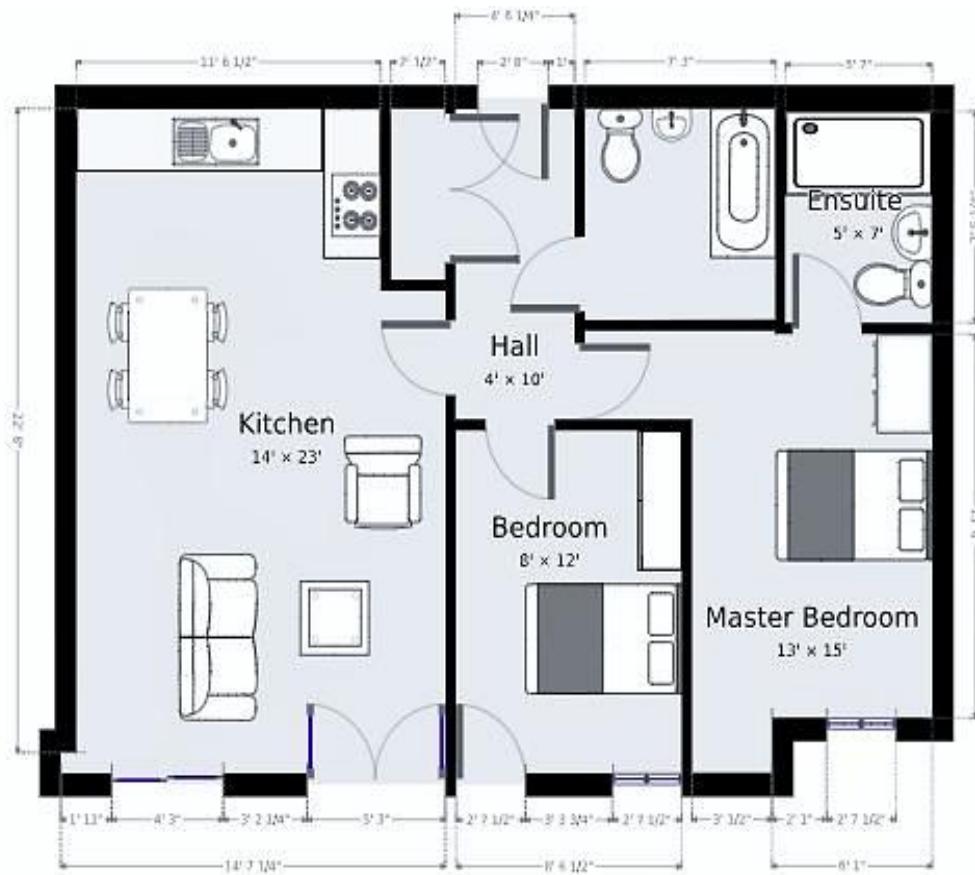
This property is rarely available on the rental market and benefits from a large and open plan living area which contains a fully fitted white wood effect kitchen housing integrated appliance. This naturally lit living space features a Juliette style balcony which overlooks the town centre and is complemented by light oak wood effect flooring which aids the contemporary style displayed throughout the property.

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. 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England&Wales	EU Directive 2002/91/EC		England&Wales
			EU Directive 2002/91/EC

# Floor Plan



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