PM ESTATES

Property Sales & Lettings









Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GN

Offers in Region of £285,000

Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GN

Overview

- First Floor Apartment
- 1x Allocated Secure Parking Bay
- Private East Facing Balcony overlooking River Stort
- Open-Plan Living Area
- Two Double Sized Bedrooms
- Fully Fitted Kitchen
- Integrated Appliances
- Family Sized Tiled Bathroom
- Ensuite Shower Room
- Popular Modern Development
- Lift Access and Secure Entry within Development
- Gas Central Heating
- For Investors – potential gross yield of 7.37%
- Energy Rating B
- Council Tax Band C



Description

PM Estates are pleased to introduce this spacious, well presented two double bedroom first floor apartment to the sales market within the popular Riverside Wharf Development.

This property comprises of a generously sized open plan living area which flows seamlessly onto a fully fitted kitchen area home to modern wall and base units with integrated appliances inclusive of a full-size dishwasher and fridge freezer. This living space is complete with laminate flooring as well as being recently decorated with a stylish décor throughout. New Karndean flooring runs through the hallway, living area and kitchen. Sliding doors lead from the dining area onto the private east-facing balcony overlooking the River Stort.

This apartment also boasts two double bedrooms with the master leading onto its own private en-suite with a walk-in shower cubicle and WC facilities. 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 within the entrance hallway, complete with a washer dryer and storage shelving.

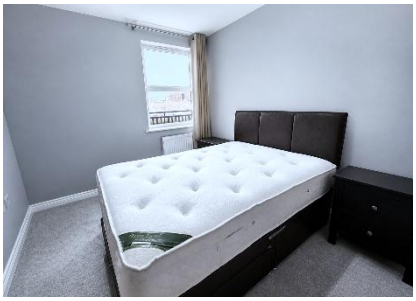
Riverside Wharf has held its' own in recent times and has proven to be one of the most popular residential developments within Bishops Stortford. The development itself is a stone's throw away from many of the town centre's various restaurants, bars and shops such as the locally renowned and highly fashionable 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.

For investors, this will prove to be an ideal choice whereby the potential rental market value would be £1,750 per calendar month, which equates to a gross yield of 7.37%

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.

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











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.







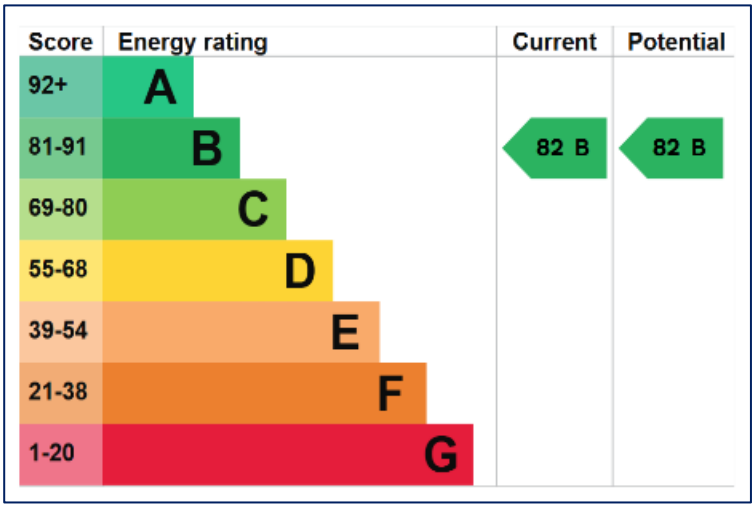


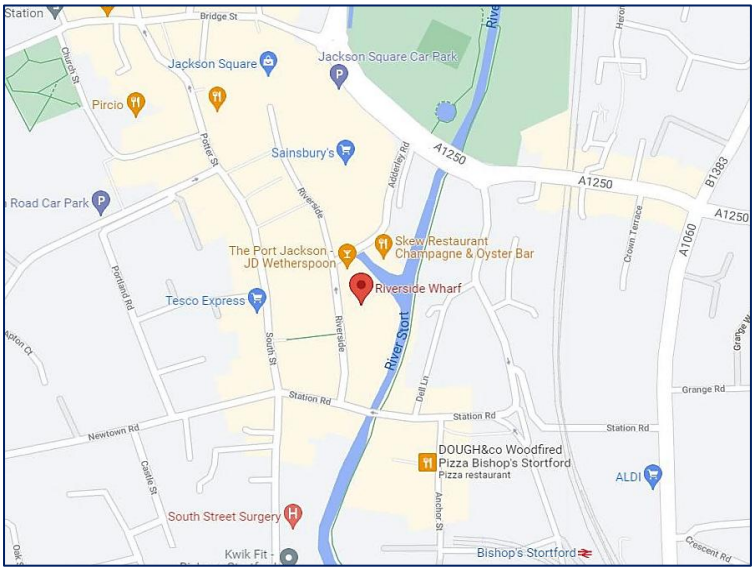
Parking

This property has the inclusion of 1x Allocated Secure Parking within the Development. Straight ahead through the gates, with arrow indicating the parking bay.

EPC

This property has an Energy Performance Rating of Band B

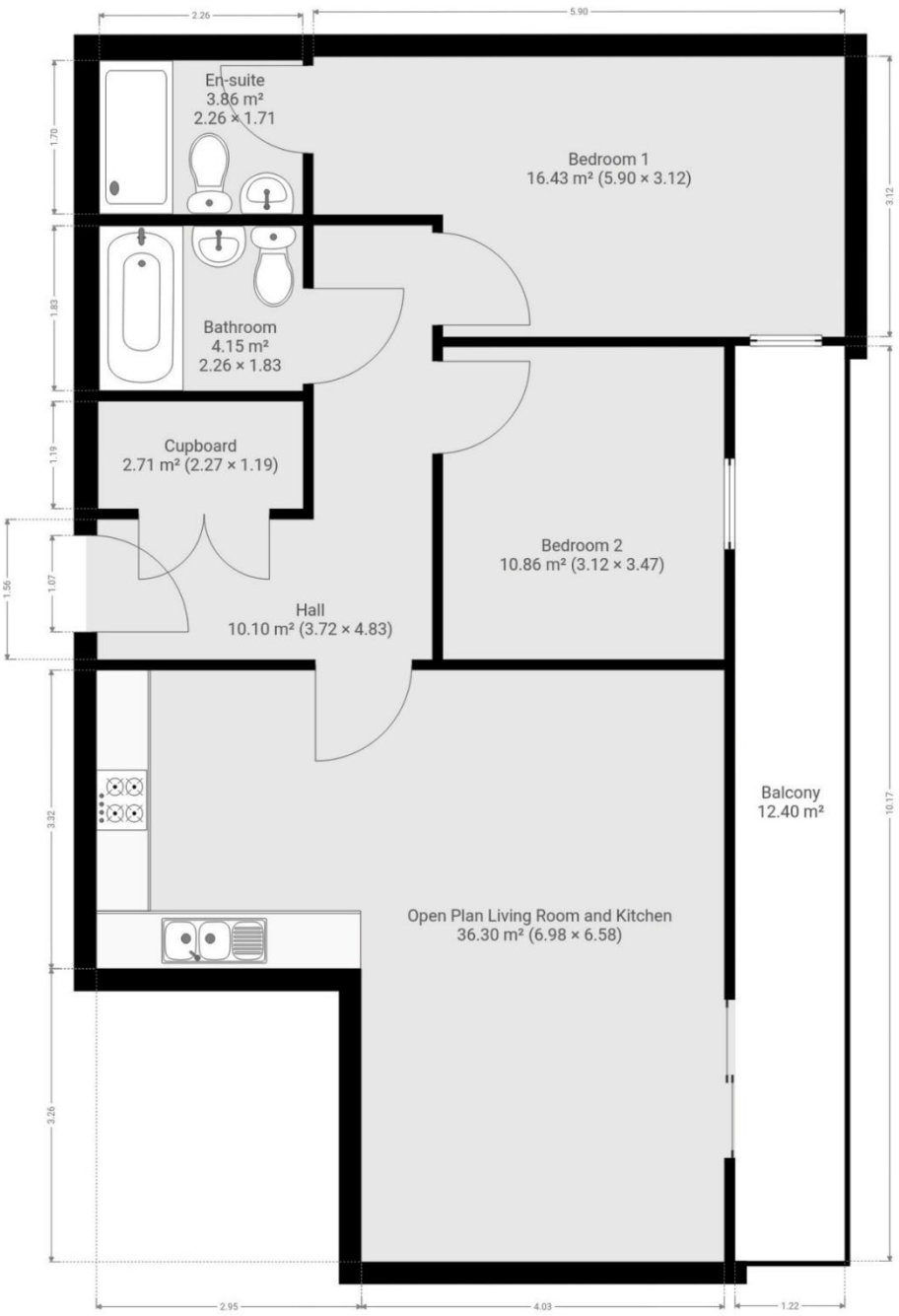




Location Map

The Riverside development is located directly opposite our office on Riverside, red pin shows location. On foot - Jackson Square: approx. 2 minutes. Railway station: approx. 5 minutes.

Floor Plan



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

Tel: 01279 654646

Email: info@pm-estates.co.uk

www.pm-estates.co.uk

PM Estates wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. PM Estates, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of PM Estates has any authority to make or give any representation of warranty in relation to this property.

P820