



# PM ESTATES

Property Sales & Lettings



## Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GP

Offers Over **£280,000**

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## Overview

- Third Floor Apartment
- Open-Plan Living Area
- Two Double Sized Bedrooms
- Fully Fitted Kitchen
- Integrated Appliances
- Family Sized Tiled Bathroom
- Ensuite Shower Room
- Balcony space for outdoor table & chairs
- One Allocated Secure Parking Space
- Energy Rating B
- Council Tax Band C
- Investment Opportunity



## Description

PM Estates are delighted to present this spacious and well-presented two double bedroom third floor apartment, located within the prestigious and private Riverside Wharf development in the heart of Bishop's Stortford town centre.

One of the property's standout features is the private balcony overlooking the River Stort, providing a wonderful outdoor seating area with space for a table and chairs, ideal for enjoying a morning coffee, alfresco dining, or simply taking in the attractive waterside views. The balcony is directly accessed from the impressive open-plan living space, creating a bright and sociable environment perfectly suited to modern living.

The accommodation comprises a generously sized open-plan living and dining area which flows seamlessly into a fully fitted kitchen featuring oak wall and base units together with a range of integrated appliances, including a full-size dishwasher. Large windows and the riverside aspect allow plenty of natural light throughout the living space.

The apartment further benefits from two spacious double bedrooms, with the principal bedroom enjoying its own private en-suite shower room. A well-appointed family bathroom serves the second bedroom and guests, while a useful storage cupboard provides space for a washing machine and additional household storage.

Externally, the property benefits from secure gated underground parking with one allocated parking space.

Riverside Wharf continues to be one of Bishop's Stortford's most sought-after residential developments, offering a unique combination of waterside living and immediate access to the town centre. Residents are within a short walk of a wide selection of restaurants, cafés, bars and shops, including the popular EAT17 food market and the highly regarded Skew Restaurant situated on the opposite side of the river.

For investors, the property represents an attractive opportunity, with an anticipated rental value of approximately £1,750 per calendar month.

The development is also ideally positioned for commuters, being only a short walk from Bishop's Stortford railway station, which provides direct services to London Liverpool Street, Stansted Airport and Cambridge.

**Viewing is highly recommended. Please contact PM Estates on 01279 654646 to arrange an appointment.**

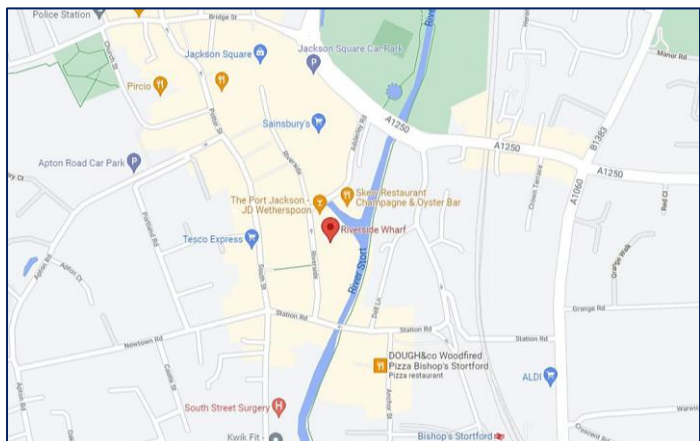


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 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.

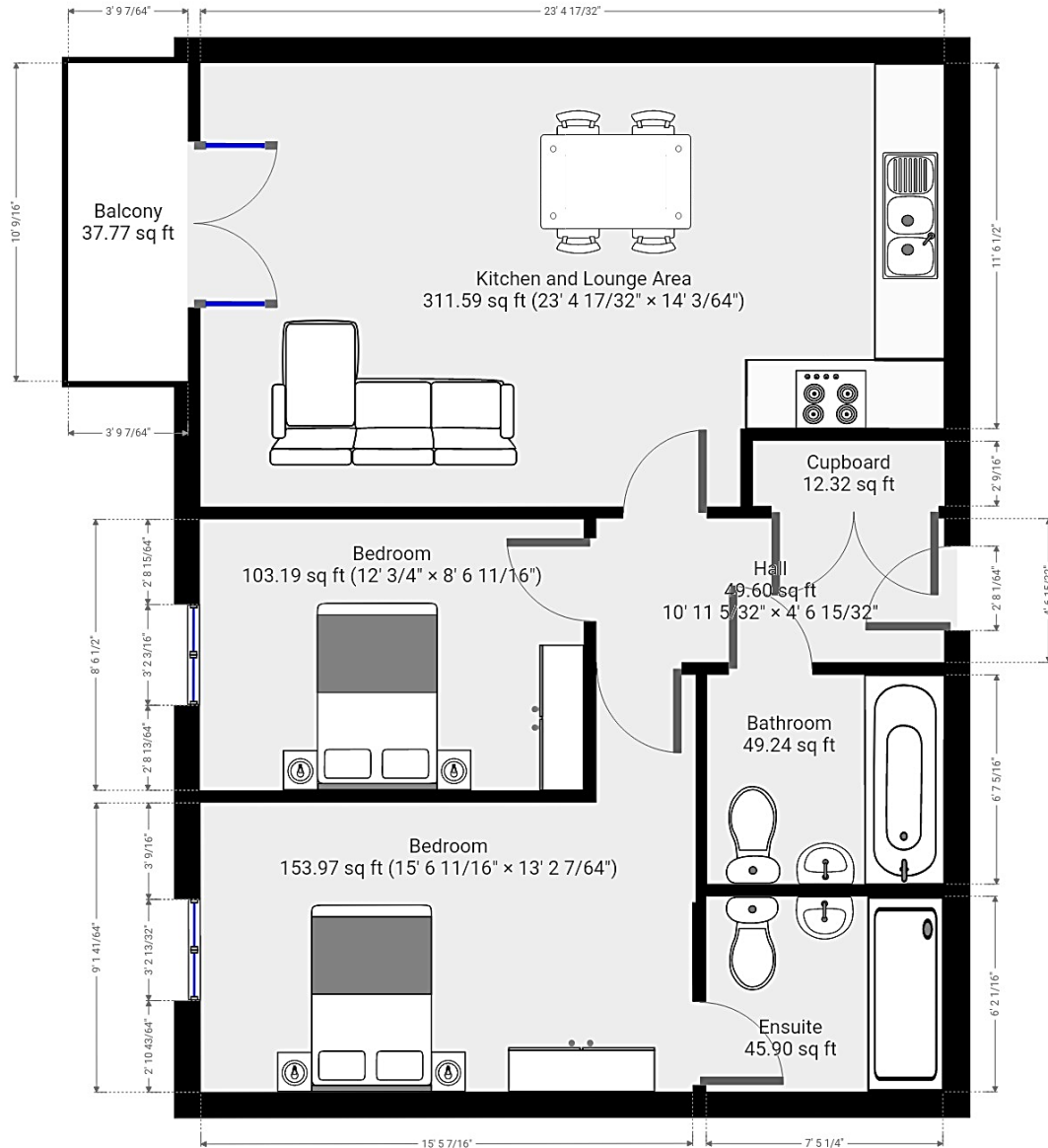
Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



### Directions From Our Office:

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

# Floor Plan



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