



PM ESTATES

Property Sales & Lettings



Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GN

Guide Price of **£275,000**

www.pm-estates.co.uk

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Overview

- First Floor Apartment
- Open-Plan Living Area
- Two Double Sized Bedrooms
- Fully Fitted Kitchen
- Integrated Appliances
- Family Sized Tiled Bathroom
- Ensuite Shower Room
- Popular Development
- One Allocated Secure Parking Space
- Investment Opportunity
- Energy Rating B
- Council Tax Band C



Description

PM Estates are delighted to introduce this well presented first floor apartment to the sales market within the popular Riverside Wharf Development, situated within the heart of Bishops Stortford's vibrant town centre.

One of the larger two double bedroom apartments in the Riverside Wharf development, this light and spacious apartment offers town centre views and benefits from a large open plan living area, with a fully fitted wooden kitchen, which includes AEG Electrolux integrated appliances. This naturally lit living space additionally benefits from a feature picture window which helps to create a bright and airy feel and compliments the modern design throughout.

The apartment also boasts two double bedrooms with the master room having an ensuite shower room. Along the hallway you will also be greeted with a family-sized tiled bathroom with both bath and shower facilities as well as a storage cupboard, which has a fitted washing machine for your convenience.

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 EAT17 restaurant and food market filled with fresh produce and a vibrant atmosphere as well as the Skew Restaurant just across the river, with its outdoor seating area and accompanying champagne and oyster bar.

This property also has one allocated parking space which is in a secure gated carpark, within the development.

For investors, this will prove to be an ideal choice whereby the achievable rental value would be £1,600 per calendar month, providing a healthy rental yield of 6.98%.

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.

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

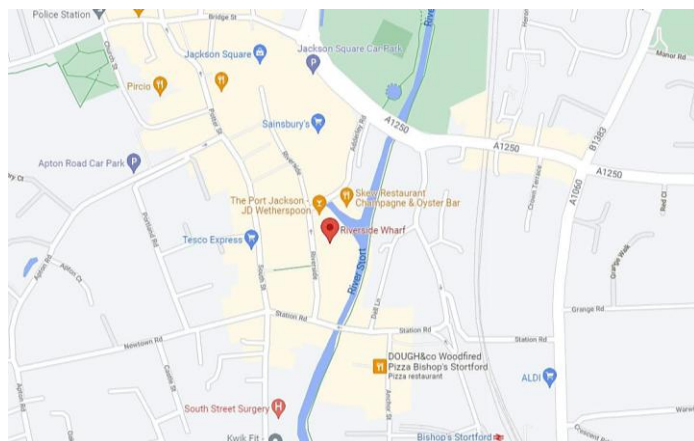


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

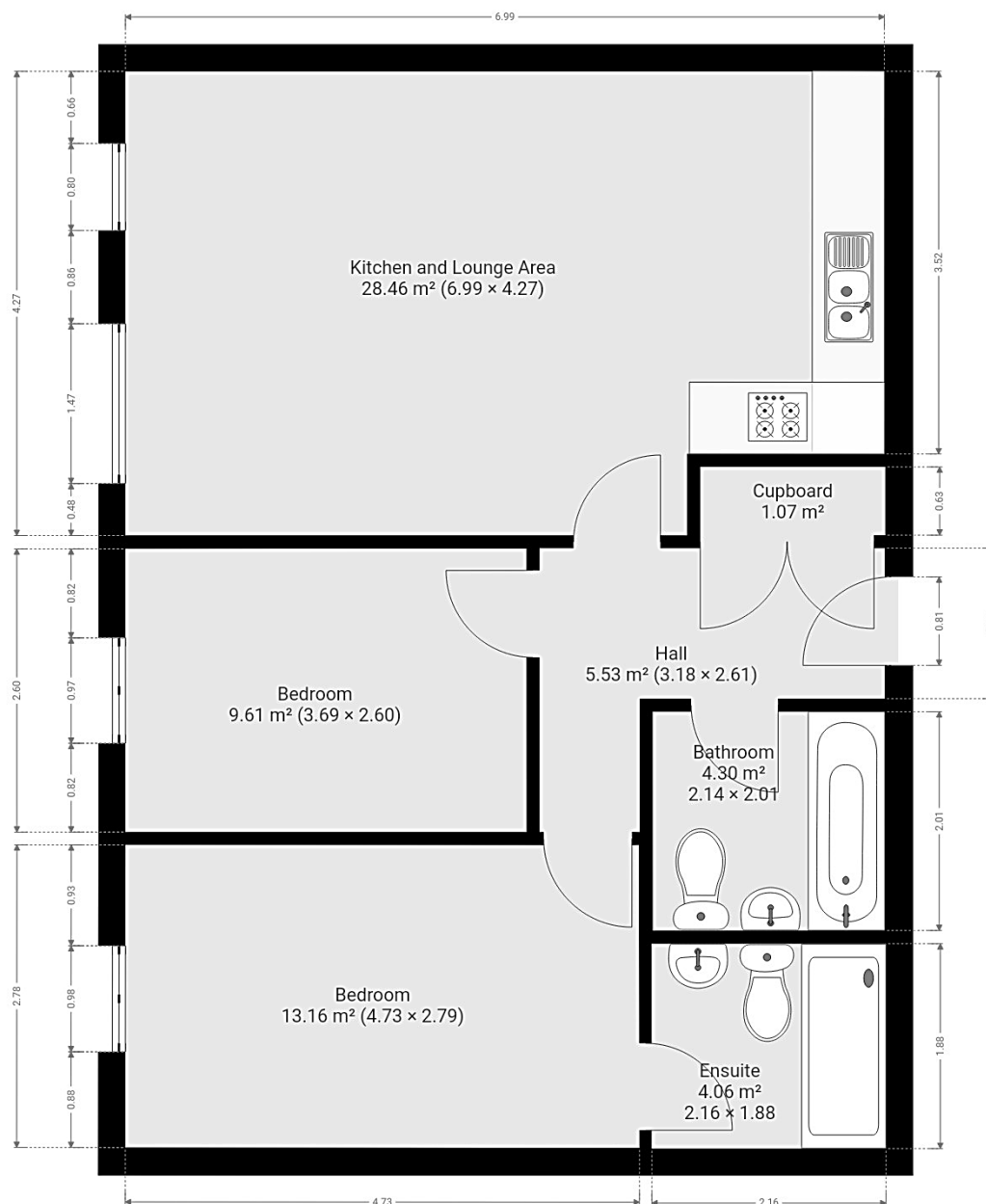
Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



Directions From Our Office:

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

Floor Plan



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