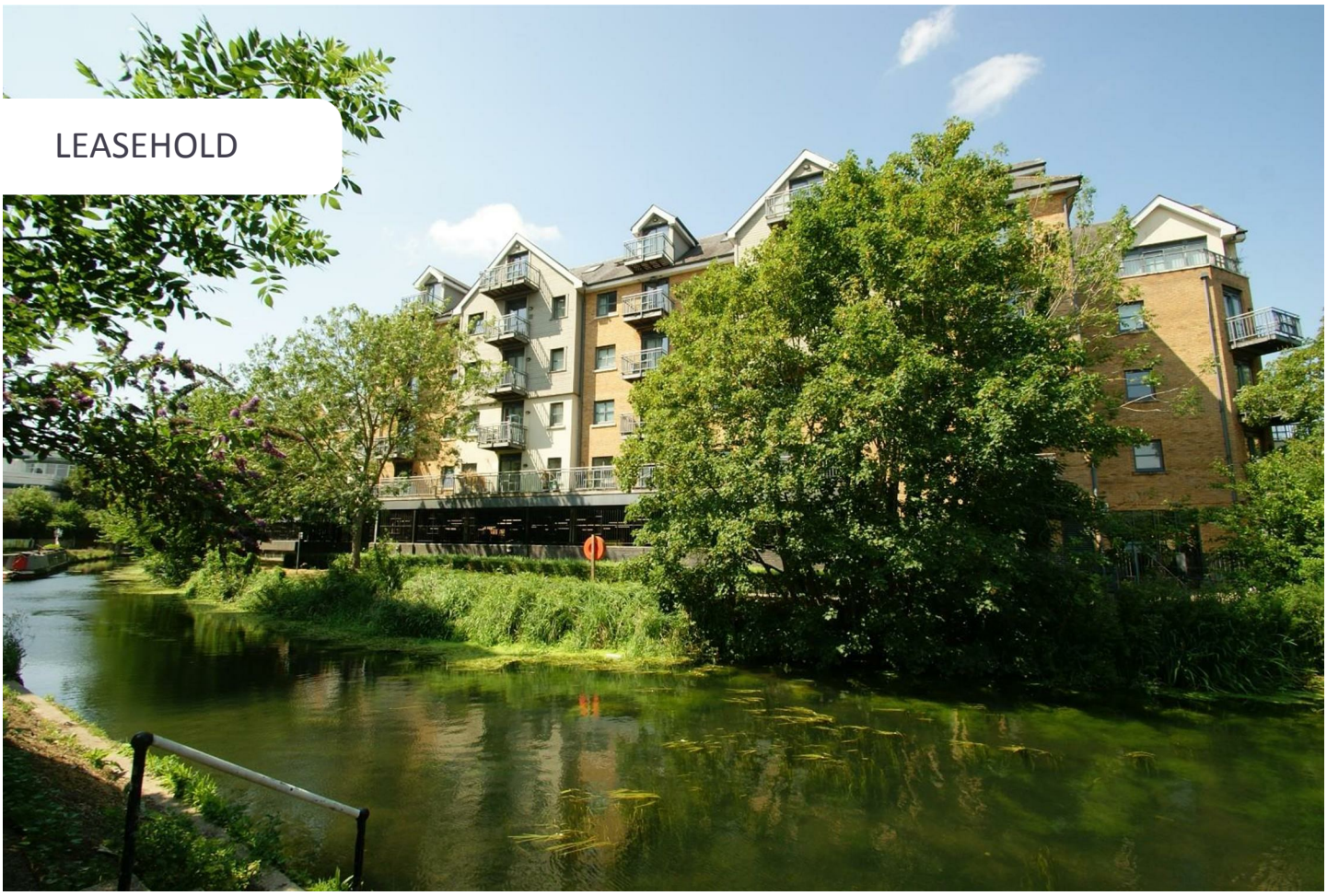
LEASEHOLD







Apartment (EPC Rating:)

RIVERSIDE

BISHOP'S STORTFORD

CM23 3GN

Price Guide

£265,000

- APARTMENT OVERLOOKING THE RIVER STORT
- 2 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN LOUNGE/DINER/KITCHEN
- 2 BALCONIES
- ALLOCATED PARKING SPACE
- TOWN CENTRE LOCATION
- SOUGHT AFTER RIVERSIDE LOCATION
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

Fordyce Furnivall
Residential Sales & Letting Agents

2 2 1

2 Bedroom Apartment located in Bishop's Stortford

Ideal for first-time buyers or investors, this well presented first-floor apartment offers two double bedrooms, two bathrooms and two balconies with uninterrupted views across the River Stort.
Set within the sought-after Riverside development, the property is just two minutes' walk from the train station and conveniently located for the town centre and local amenities. Accommodation includes an entrance hall, a spacious open-plan living/dining/kitchen area, two double bedrooms, and two bathrooms, including an en-suite to the principal bedroom. The fully fitted kitchen includes an oven, hob, fridge/freezer, dishwasher and washer/dryer. Further benefits include gas central heating, UPVC double glazing throughout, attractive communal gardens and one secure allocated parking space. **NO ONWARD CHAIN**

SITUATION
Riverside Wharf is ideally located in the popular market town of Bishop's Stortford, offering an excellent range of shopping, dining, leisure and recreational facilities, along with highly regarded schooling for all ages. The mainline railway station is just a two minute walk away, providing direct connections to London Liverpool Street, Cambridge and Stansted Airport. The M11 junction is also close by, offering convenient access to London, the M25 and routes north.

COMMUNAL ENTRANCE
Lift and stairs to all floors

ENRANCE HALL
Oak laminate floor, laundry cupboard housing hot water tank and plumbing for washing machine, doors off to:

LOUNGE/DINER/KITCHEN
22'11" x 12'1"
Oak laminate flooring, radiator, TV & telephone points, window to side aspect, sliding patio doors to one of the balconies overlooking the river. The kitchen area comprises range of eye and base level cupboards and drawers with complimentary granite effect rolled worksurface and tiled splashback, 1 1/2 bowl stainless steel sink unit with mixer tap, four ring electric hob with oven under and extractor fan above, integrated fridge/freezer and dishwasher.

BALCONY 1
6'11" x 4'11"
Wrought iron railings surround, decked flooring, overlooking the river.

BEDROOM 1
14'1" x 12'1"
Window to the rear aspect, sliding patio doors to the larger of the two balconies, fitted wardrobe, radiator, TV & telephone points, sliding patio doors to:

BALCONY 2
11'10 x 9'2
Wrought iron railings surround, decked flooring, overlooking the river.

ENSUITE SHOWER ROOM
Walk-in shower with tiled surround, pedestal wash hand basin with tiled splash back, low flush WC, chrome heated towel rail, tiled floor, extractor fan, inset spots.

BEDROOM 2
Window to rear aspect, built-in wardrobe, radiator.

BATHROOM
Panel enclosed bath with mixer tap and further integrated shower over, tiled surround with glazed shower screen, pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, extractor fan, chrome heated towel rail, electric shaving point, tiled flooring.

OUTSIDE

COMMUNAL GARDENS
Attractive gardens running the length of the building by the River Stort.

PARKING
One allocated parking space.

LEASE DETAILS
Lease: 134 years remaining
Ground Rent: £325 p.a.
Service charge: £3,074 p.a

LOCAL AUTHORITY
East Herts District Council
Tax Band: C

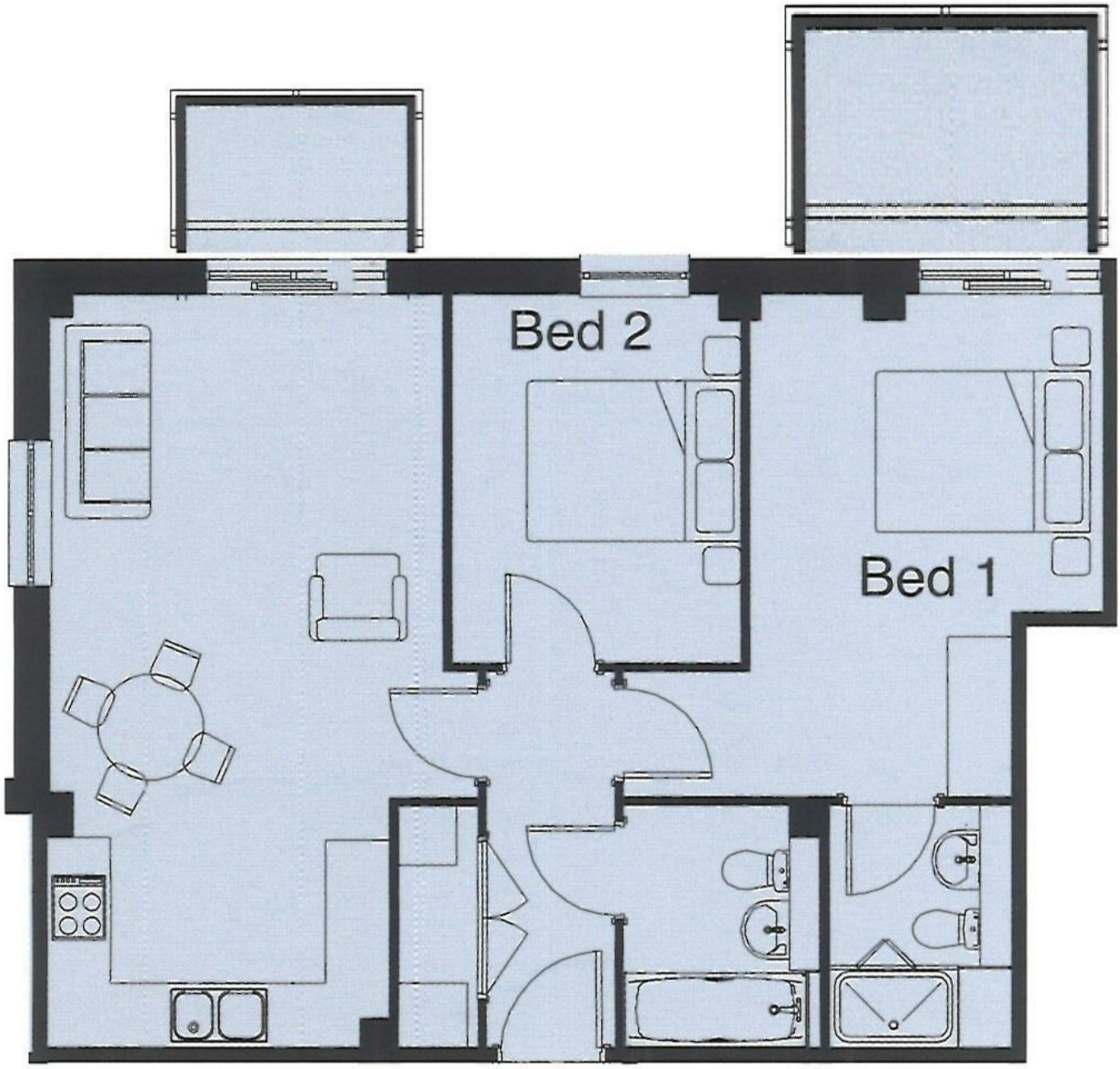
AGENT'S NOTE
1. MONEY LAUNDERING REGULATIONS: Intending



purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



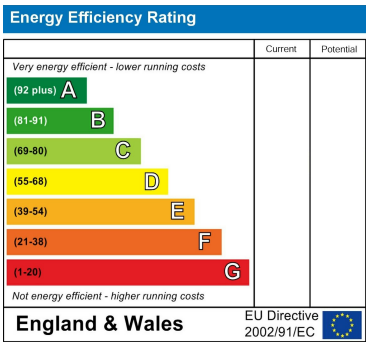




Council Tax Band

C

Energy Performance Graph



Call us on

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www.fordycefurnivall.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.