

LEASEHOLD



Apartment (EPC Rating: B)

RIVERSIDE WHARF BISHOPS STORTFORD

CM23 3GP

Price Guide

£275,000

- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- BALCONY
- OPEN PLAN LOUNGE/DINER/FULLY FITTED KITCHEN
- CENTRAL LOCATION
- OVERLOOKING RIVER STORT
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN



Fordyce Furnivall
Residential Sales & Letting Agents



2



2



1



B

2 Bedroom Apartment located in Bishops Stortford

Ideal for first time buyers or investors, a well presented 2 double bedroom 2 bathroom apartment in the very popular Riverside development with a balcony overlooking the River Stort, situated in the heart of the town only 2 minutes from the train station and all other local amenities. This property is on the third floor and comprises entrance hall, 2 double bedrooms, 2 bathrooms (one en-suite), open plan lounge/diner/kitchen, fully fitted with oven, hob, fridge/freezer, dishwasher and washer/drier. Additional features include gas central heating, UPVC windows throughout, attractive communal gardens and ONE secure allocated parking space. ****NO ONWARD CHAIN****

SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station providing connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of town offers connections to London and the M25.

ENTRANCE HALL

Oak laminate floor, cupboard housing hot water tank and washing machine, doors off to:

LOUNGE/DINER

5.20m x 3.66m (17' 1" x 12') Oak laminate flooring, radiator, window to side aspect, patio doors to rear balcony overlooking the river.

KITCHEN AREA

3.18m x 2.07m (10' 5" x 6' 9") Fully fitted kitchen with base and eye level units and working top surfaces over, one and 1/4 bowl inset stainless steel sink with tiled splash backs, built-in AEG oven with electric hob and stainless steel extractor over, built-in fridge/freezer, built-in dishwasher, inset ceiling lights, tiled floor.

MASTER BEDROOM

5.39m x 3.16m (17' 8" x 10' 4") Window to the rear aspect, built-in double wardrobes, radiator, door into:

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.

BEDROOM 2

3.60m x 2.69m (11' 10" x 8' 10") Window to rear aspect, built-in wardrobe, radiator.

BATHROOM

Bath with hand held shower over, pedestal wash hand basin with tiled splash backs, low flush WC, chrome heated towel rail, part tiled walls, tiled floor.

COMMUNAL GARDENS

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

PARKING

One allocated parking space.

LOCAL AUTHORITY

East Herts District Council

Tax Band: C

£2,079.67

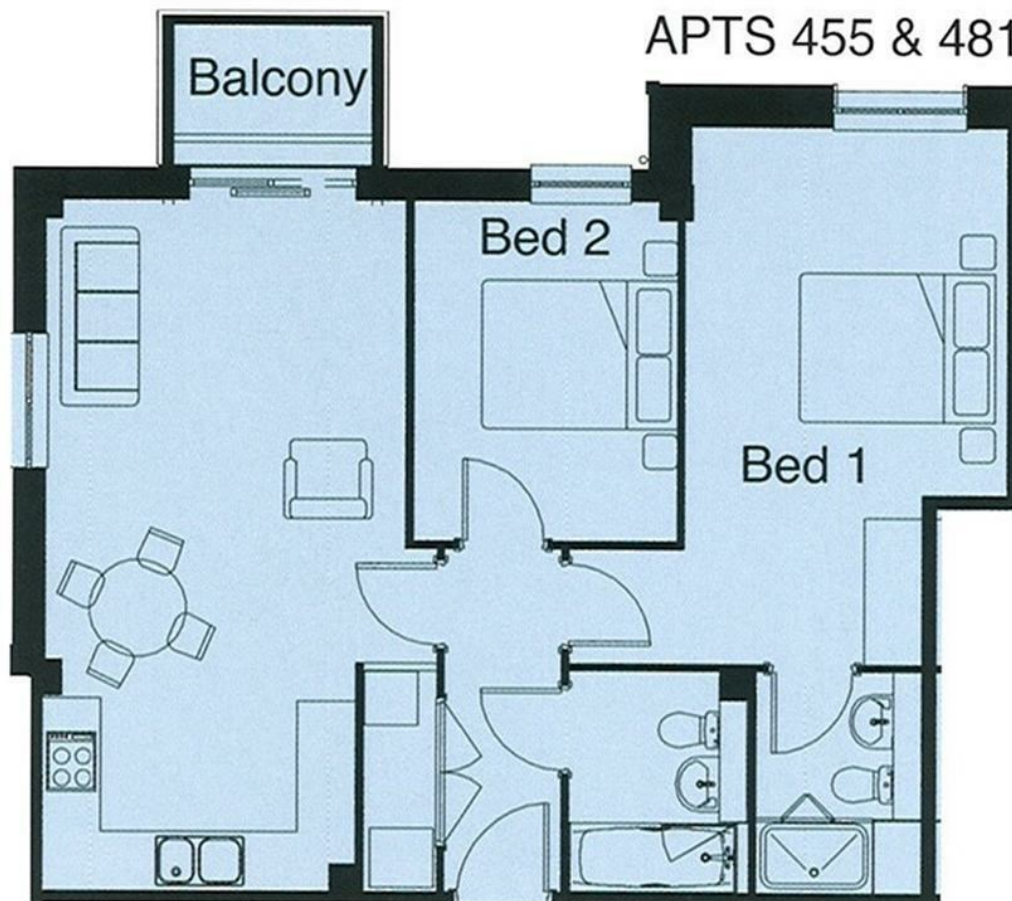
LEASE DETAILS

Lease: 134 years remaining

Ground Rent: £325 p.a.

Service charge: £3,074 p.a



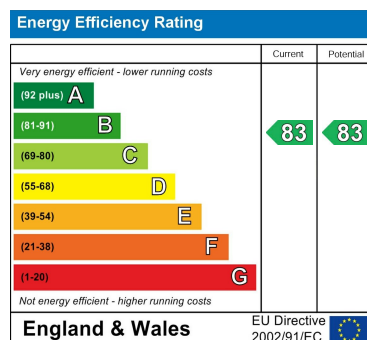


	Imperial	Metric
Living room/Kitchen	23'0" x 12'1"	7020 x 3690
Bedroom 1	18'0" x 10'10"	5484 x 3295
Bedroom 2	11'4" x 8'10"	3440 x 2700
Bathroom	7'5" x 6'0"	2250 x 1840
En Suite	7'5" x 5'7"	2250 x 1700

Council Tax Band

C

Energy Performance Graph



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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.