

LEASEHOLD



Apartment (EPC Rating: C)

**RIVERSIDE**  
**BISHOP'S STORTFORD**  
**CM23 3GN**  
**Price Guide**  
**£300,000**

- APARTMENT
- 2 BEDROOMS
- 2 BATHROOMS
- STUNNING 330 ft<sup>2</sup> TERRACE OVERLOOKING THE RIVER
- OPEN PLAN LOUNGE/DINER/ FULLY FITTED KITCHEN
- FIRST FLOOR
- ALOCATED PARKING SPACE
- UPVC TILT & OPEN WINDOWS
- GAS CENTRAL HEATING
- TOWN CENTRE LOCATION



**Fordyce Furnivall**  
Residential Sales & Letting Agents



# 2 Bedroom Apartment located in Bishop's Stortford

An opportunity to acquire a well presented 2 double bedroom 2 bathroom apartment in the very popular Riverside development with a impressive terrace of just under 330 ft<sup>2</sup> with stunning views overlooking the River Stort. Situated in the heart of the town and is only 2 minutes from the train station, bus station and all other local amenities. This property is on the first 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.

## 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 effect laminate flooring, cupboard housing unvented hot water cylinder and washing machine, entry door phone, doors off to:

## LOUNGE/DINER/FULLY FITTED KITCHEN

25'1" x 11'5"

KITCHEN AREA: 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 electric oven with electric hob and stainless steel extractor over, built-in fridge/freezer, built-in dishwasher, inset ceiling lights, tiled flooring.

LOUNGE/DINING AREA: Oak laminate flooring, radiator, TV & telephone points, sliding patio doors to the impressive terrace overlooking the river.

## TERRACE

32'9" x 9'10"

A most impressive terrace of just under 330 square feet with stunning views overlooking the River Stort .

## BEDROOM 1

15'5" x 8'8"

Window to the rear aspect, Oak laminate flooring, TV & telephone points, radiator, door into:

## ENSUITE SHOWER ROOM

Walk-in shower with tiled surround, pedestal wash hand basin with tiled splash back, Low flush WC, extractor fan, chrome heated towel rail, tiled floor.

## BEDROOM 2

13'5" x 8'4"

Window to rear aspect, Oak laminate flooring, TV & telephone points, radiator.

## BATHROOM

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

## OUTSIDE

## PARKING

One allocated parking space.

## COMMUNAL GARDENS

Attractive communal gardens running the length of the building along the River Stort.

## 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



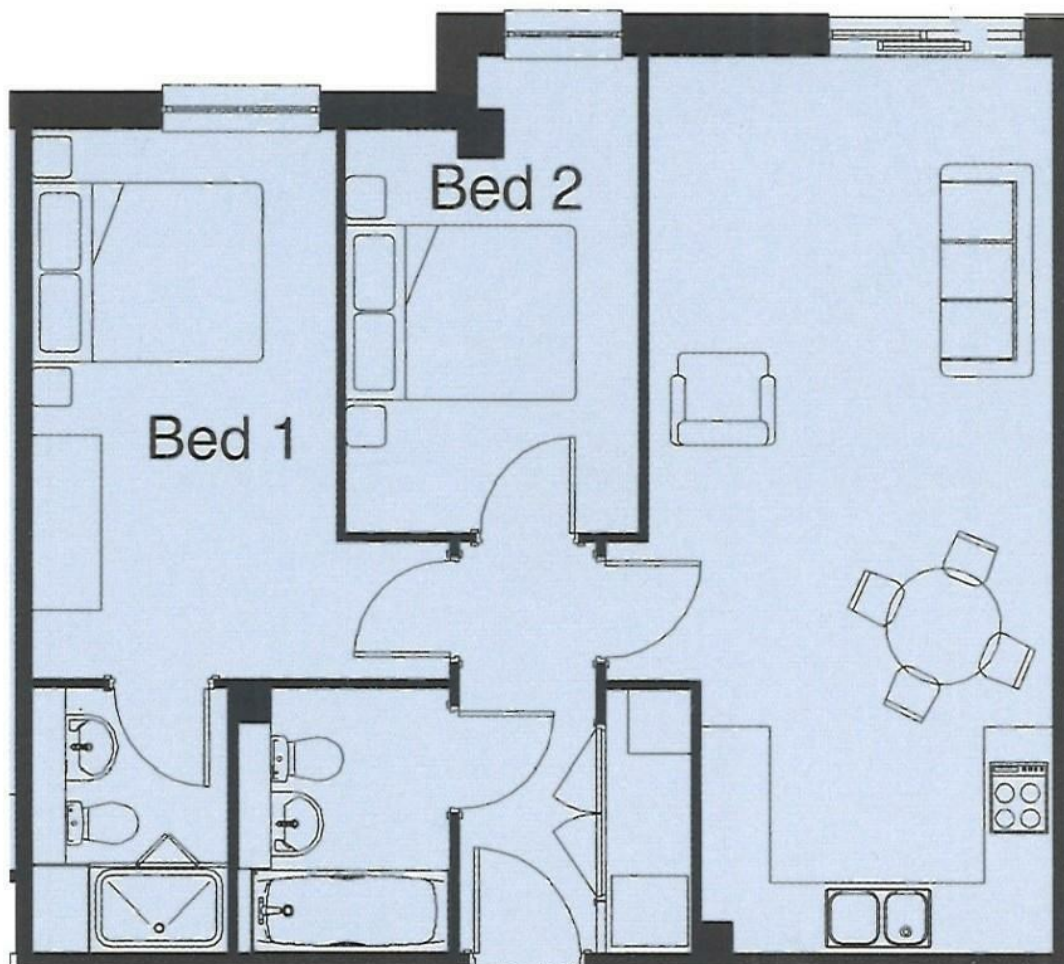
your co-operation in order that there will be no delay in agreeing the sale.

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.



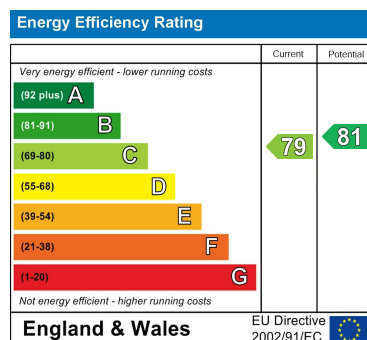


|                     | Imperial      | Metric      |
|---------------------|---------------|-------------|
| Living room/Kitchen | 25'1" x 11'6" | 7643 x 3498 |
| Bedroom 1           | 15'5" x 8'8"  | 4693 x 2637 |
| Bedroom 2           | 13'4" x 8'4"  | 4067 x 2550 |
| Bathroom            | 7'5" x 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.