



PM ESTATES

Property Sales & Lettings



Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GN

Guide Price of **£280,000**

Riverside Wharf

Riverside, Bishops Stortford, Hertfordshire, CM23 3GN

Overview

- First Floor Apartment
- Two Double Bedrooms
- Open Plan Living Area
- Family Sized Bathroom
- Ensuite Shower Room
- Private Balcony
- Popular Riverside Development
- 1x Allocated Secure Parking Bay
- Energy Rating C
- Council Tax Band C
- Rental Yield of 7.29%



PM Estates are pleased to introduce this contemporary two-bedroom apartment located within the ever-popular Riverside Wharf development in the very heart of Bishops Stortford's town centre to the sales market.

This spacious apartment comprises of a large open-plan living area which leads on to a fully fitted kitchen complete with integrated appliances inclusive of a full-size dishwasher. The units are completed in a gloss finish, which adds to the contemporary feel present throughout the living space, along with a private balcony accessible from the lounge area.

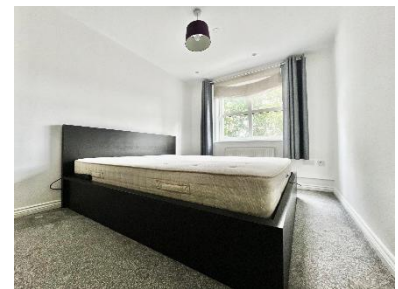
The light and airy living space is complete with a double feature picture window offering direct town centre views. The dual aspect bedroom is double in size and is complete with furnishings and neutral coloured carpet throughout. Storage is also in abundance with a double sized storage cupboard just off the hallway which also includes a washing machine for your convenience. The property is also home to a family sized tiled bathroom with both bath and shower facilities within.

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 and highly fashionable EAT17 restaurant and food market filled with fresh produce and a vibrant atmosphere as well as the Skew Restaurant just across the river which brings an element of glamour to the proceedings with its outdoor seating area and accompanying champagne and oyster bar. 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. The property also has the added benefit of a secure allocated parking space within the development.

For investors, this will prove to be an ideal choice whereby the rental value currently stands at £1,700 per calendar month with a tenant in situ, providing a healthy rental yield of 7.29%

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



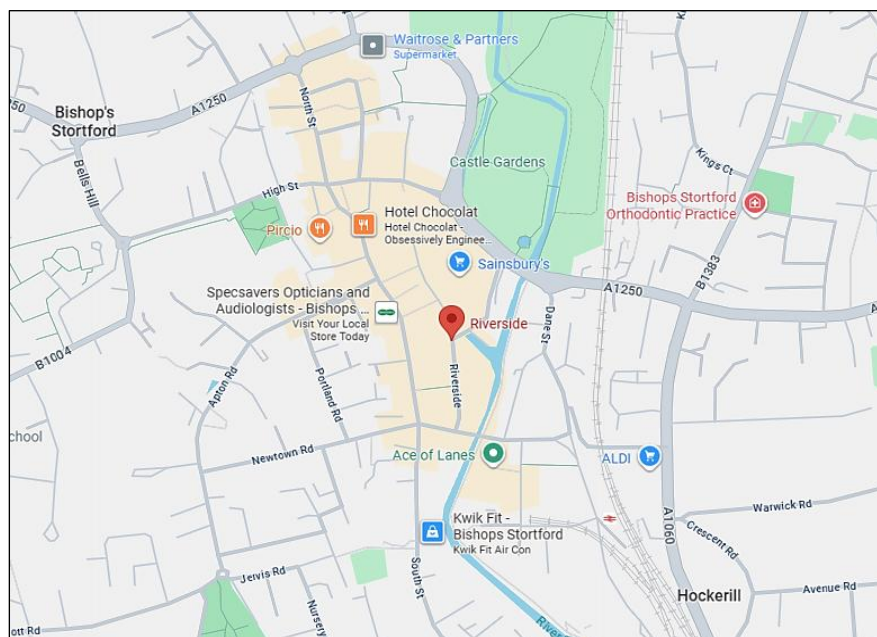
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80 C	81 B

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, Christian and Catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.

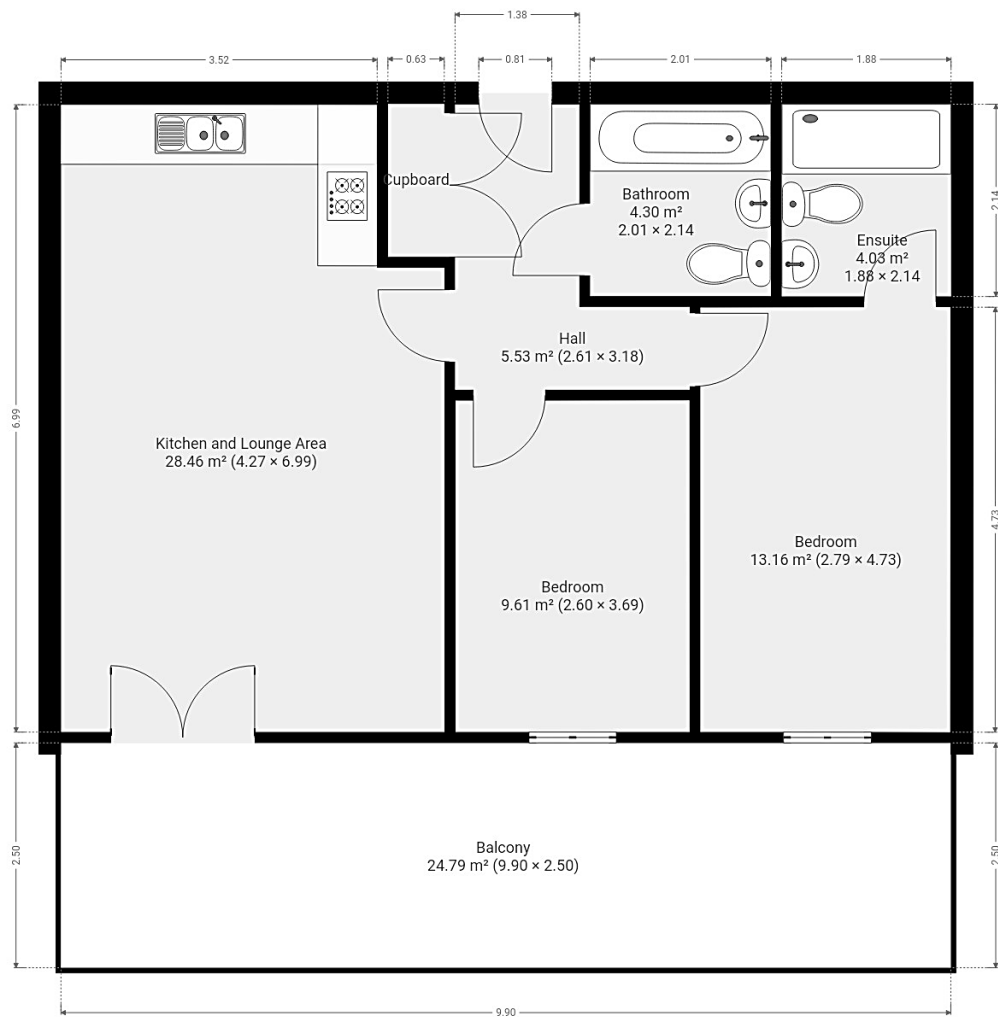


Directions

From the office:

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

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

Tel: 01279 654646

Email: sales@pm-estates.co.uk

www.pm-estates.co.uk

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