



# PM ESTATES

Property Sales & Lettings



## Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GN

£1,195.00<sub>pcm</sub>



# Riverside Wharf

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## Overview

- Rare dual aspect living area
- Open plan and contemporary design
- Two double bedrooms
- Two bathrooms
- Fully fitted kitchen
- Integrated appliances
- Private balcony
- Direct river views
- Town centre location
- Walking distance to station
- Energy rating B
- Council Tax Band C



## Description

Town Centre two double bedroom, two-bathroom property available in the sought after Riverside Wharf development. This property comprises a fully fitted, integrated kitchen within an exceptionally large open plan living area, which is one of the rare properties within the development to benefit from dual aspect windows leading on to a balcony that overlooks the River Stort. Both bedrooms come complete with built in wardrobes and the master bedroom has the convenience of an en suite shower room, plus additional storage space.

This property is conveniently located in the Town Centre of Bishops Stortford and is a two-minute walk from the mainline train station, which operates direct services to London Liverpool Street, Stansted Airport and Cambridge.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81 - 91) <b>B</b>		87	88
(69 - 80) <b>C</b>			
(55 - 68) <b>D</b>			
(39 - 54) <b>E</b>			
(21 - 38) <b>F</b>			
(1 - 20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81 - 91) <b>B</b>		87	88
(69 - 80) <b>C</b>			
(55 - 68) <b>D</b>			
(39 - 54) <b>E</b>			
(21 - 38) <b>F</b>			
(1 - 20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

Bishops Stortford is an historic market town with a great deal to offer. It is strategically located close to Stansted Airport, equidistant between London and Cambridge.

It has 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.

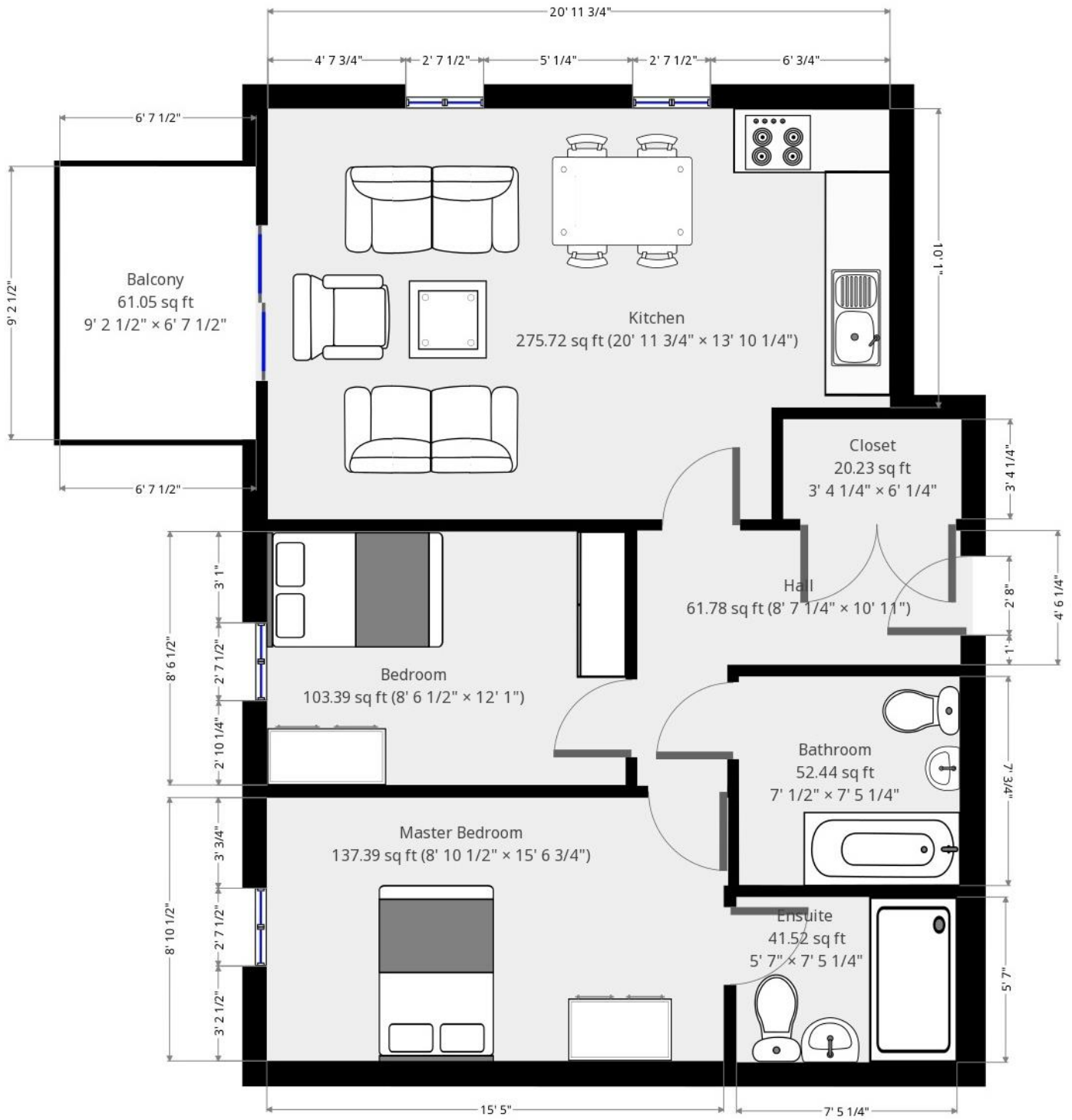


## Directions

From the office:

Riverside Wharf is located directly opposite our office





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Tel: 01279 654646

Email: [info@pm-estates.co.uk](mailto:info@pm-estates.co.uk)

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