



# PM ESTATES

Property Sales & Lettings



## Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3GP

Guide Price of **£235,000**

# Riverside Wharf

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## Overview

- Chain Free
- Third Floor Apartment
- One Double Bedroom
- Family Sized Tiled Bathroom
- Open-Plan Living Area
- Contemporary Interior
- Close to Local Amenities
- Fitted Kitchen with Integrated Appliances
- Popular Location
- Investment Property offering potential yields in excess of 5.00%



## Description

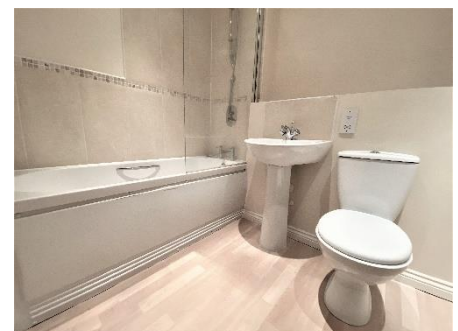
This immaculately presented third-floor one double bedroom apartment comprises of a spacious open plan living area containing a large fitted picture window offering south-west facing views across the Town Centre of Bishops Stortford. The apartment itself is set within the sought-after and ever popular private residential development of Riverside Wharf, situated in the ancient yet ever-evolving market town of Bishops Stortford.

The fully fitted kitchen area holds its own here with its sleek, two tone finish with integrated appliances inclusive of a full-size dishwasher. Following directly on from the kitchen area comes the contemporary and open-plan living area which has been carpeted throughout and is home to a light and airy ambience which flows freely through. Within the bedroom you will find a double-glazed tilt and turn style window and is finished with neutral coloured carpets which only serves to further enhance the spacious feel present throughout this property. The bedroom itself has the capacity for fitted side cabinets, a double wardrobe and a king size bed.

The modern style family sized bathroom comes complete with the added luxury of a wall-mounted heated chrome towel rail, panel enclosed bath with showering facilities as well as chrome mixer taps with a pedestal wash hand basin.

Bishops Stortford is a town known for its continental and vibrant cosmopolitan atmosphere. The area benefits from an array of restaurants, coffeehouses' and independent retailers with the addition of various facilities, such as the Nuffield Health centre and Spa, Empire cinema complex, M&S Food hall, the recently opened Villa restaurant and much, much more. You won't be short of things to see and places to go in Bishops Stortford.

Service Charge is £TBC Per Month and ground rent is £TBC per annum. For investors, this will prove to be a good investment with a potential yield of in excess of 5.00%

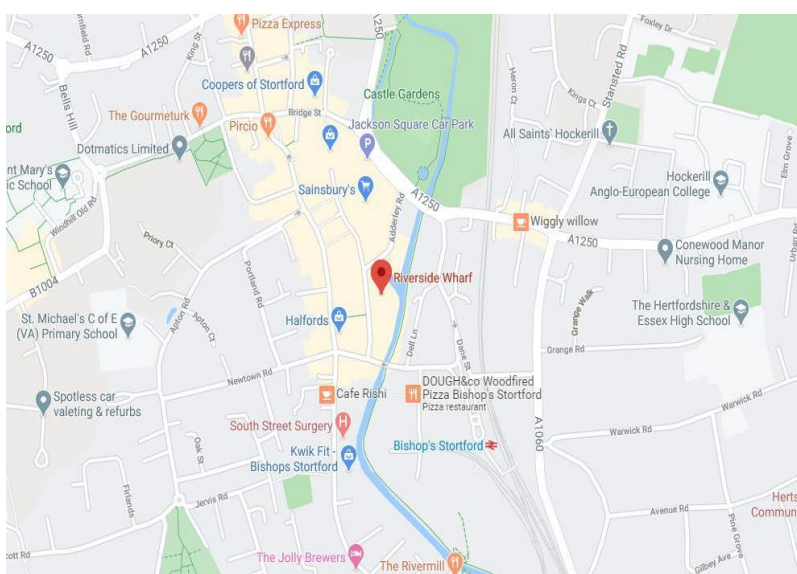


| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>                           |                         |           | (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England                                     | EU Directive 2002/91/EC |           | England   | EU Directive 2002/91/EC |           |

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, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.

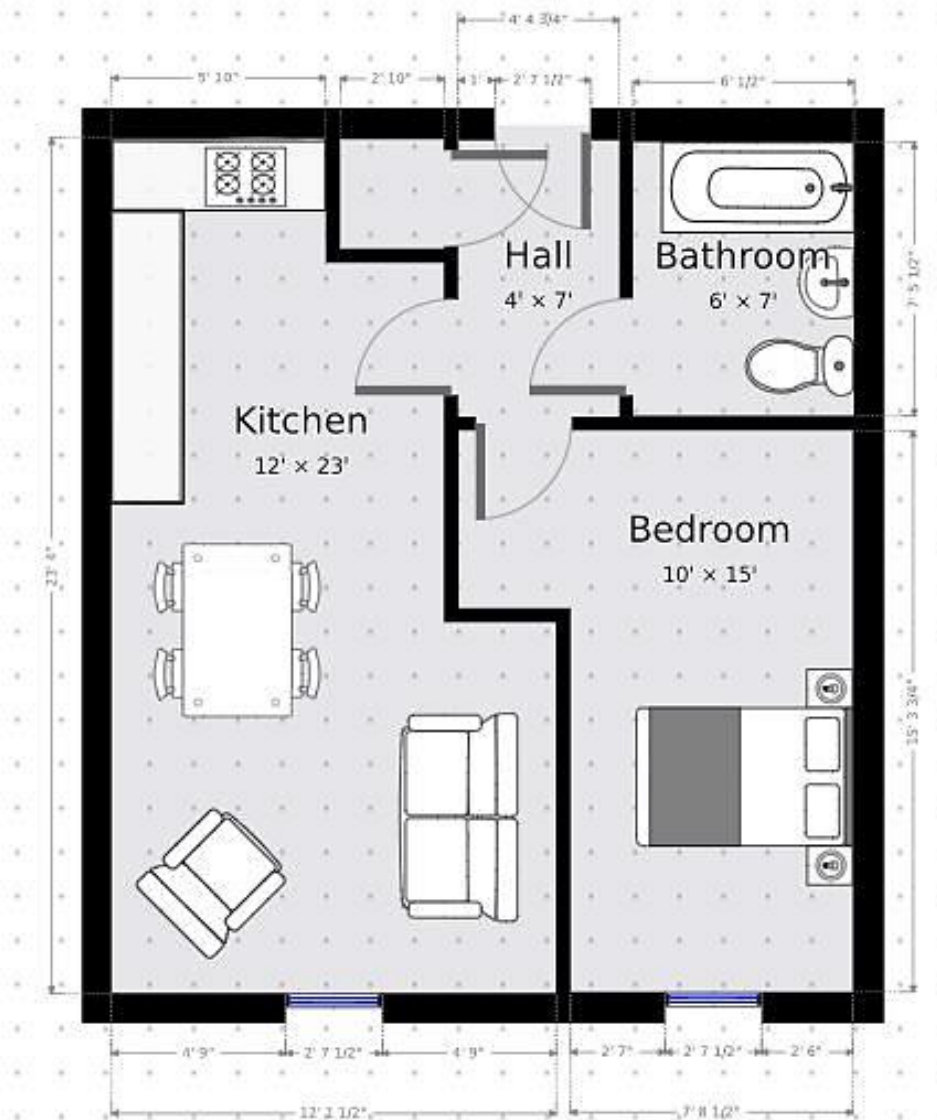


## Directions

From our office:

This Property is Located Directly Across the Road from our office within the Riverside Wharf Development

# Floor Plan



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

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