



# PM ESTATES

Property Sales & Lettings



## Tanners Wharf

Bishops Stortford, Hertfordshire, CM23 3FE

Guide Price of **£315,000**



# Riverside Wharf

Bishops Stortford, Hertfordshire, CM23 3FE

## Overview

- Third Floor Apartment
- Open-Plan Living Area
- Fully Fitted Wooden Style Kitchen
- Integrated Appliances Including Dishwasher
- Family Sized Tiled Bathroom
- Wooden Flooring Throughout
- Town Centre Location
- Energy Rating C
- Council Tax Band C
- Ideal Investment Opportunity Offering yields in excess of 4.9%



## Description

PM Estates are pleased to introduce this rarely available, exceptionally large 2 double bedroom, 2-bathroom, third floor apartment to the sales market this Spring. Situated within the ever-popular Tanners Wharf development, this spacious apartment is conveniently located just 0.6 miles away from the mainline rail station of Bishops Stortford, offering direct services into Stansted Airport, London Liverpool Street and Cambridge City Centre – making this an ideal choice for professionals.

Within the property you will be greeted by a spacious open plan living / kitchen area with an exceptionally high quality of finish throughout. The kitchen area comes complete with fitted wall and base units finished with a high gloss across the surface and is home to granite worktops and integrated appliances, inclusive of a full-size dishwasher and an American style fridge freezer.

The living space itself is home to a bright and airy ambience which simply cannot be ignored and is owed entirely to the feature windows and patio doors which open out onto a large south facing wooden terrace area spanning the width of the property and overlooking both the communal gardens below as well as the adjacent River Stort.

The property is also home to 2 double sized bedrooms, both with fitted wood-effect laminate flooring whereby the master leads on to a tiled en-suite bathroom with a walk-in shower facility and WC with the bedroom itself also benefitting from a second access point to the exterior balcony/ terrace area. Also included is a full-sized tiled family bathroom with both bath and shower facilities. Furthermore, the property also comes with the added luxury of secure, gated underground allocated parking.

The Tanners Wharf Development is renowned for its high-quality of finish and close proximity to Bishops Stortford Town Centre. The development is close to the exchange with strong Sky broadband and mobile coverage throughout. The block in which this apartment is situated is privately owned and proves an attractive purchase for both owner occupiers and investors alike. The property was first let in 2013 at £995pcm and is currently achieving £1,295pcm with minimal void periods during this time. Yields are in excess of 4.9%.





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.

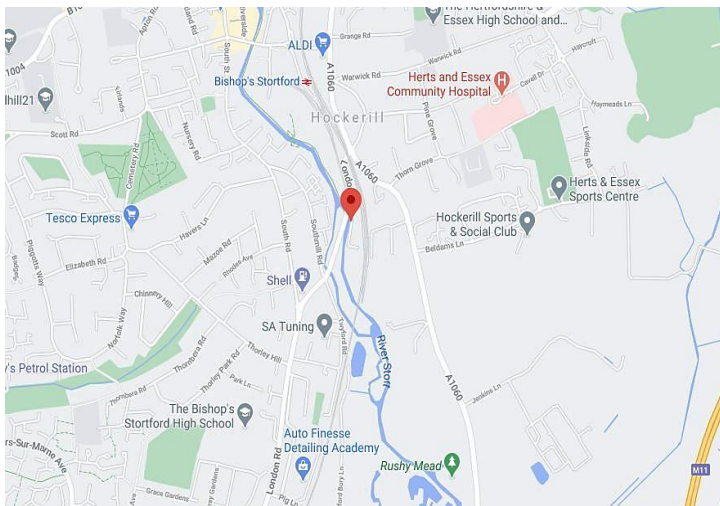
Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



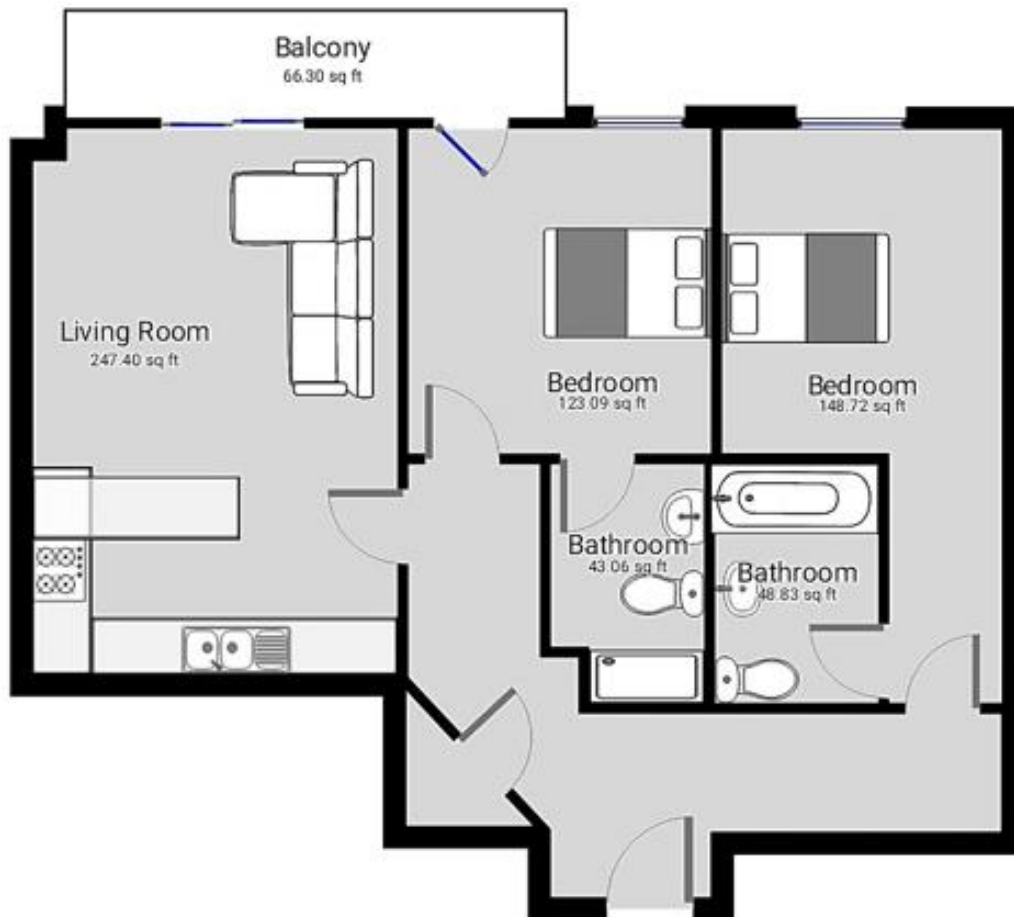
## Directions

From our office: 7 Riverside Walk, South Street, Bishop's Stortford, CM23 3AG

- Head north on Riverside/A1059 towards Adderley Rd
- Turn right onto Adderley Rd/A1059
- Turn right at the 1st cross street onto The Causeway/A1250
- At the roundabout, take the 1st exit onto Hockerill St/A1250
- Turn right onto London Rd/A1060
- At the roundabout, take the 3rd exit onto London Rd/B1383
- Turn left onto Tanners Wharf



# Floor Plan



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

Tel: 01279 654646

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

[www.pm-estates.co.uk](http://www.pm-estates.co.uk)

PM Estates wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. PM Estates, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of PM Estates has any authority to make or give any representation of warranty in relation to this property.

p820