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Property Sales & Lettings



Riverside Wharf

Riverside, Bishops Stortford, Hertfordshire, CM23 3GP

Guide Price of **£235,000**

Riverside Wharf

Riverside, Bishops Stortford, Hertfordshire, CM23 3GP

Overview

- Exceptionally large one-bedroom apartment
- Stunning town centre views
- Open plan living area
- Fully fitted kitchen
- Integrated appliances
- Contemporary design
- Immaculately presented
- Sought after town centre location
- Popular private residential development
- 4.52% rental yield potential
- Energy rating B
- Council Tax Band B



Description

Located within the town centre of Bishops Stortford and easy walking distance to various bars, restaurants, shops and the mainline rail station which offers direct services to London Liverpool Street, Stansted Airport and Cambridge. This well-proportioned one-bedroom apartment is now available on the sales market and is one of the rarest one-bedroom available apartments within the development due to its exceptionally overall generous living space.

The apartments main feature is the large and open plan living area which benefits from its divided shape. This approach promotes contemporary design and allows a clear and divided dining area, living area and kitchen. Completed with light oak wood style flooring and a feature picture window displaying town centre views, this social space remains a bright and airy and promotes present-day living.

The kitchen is fully fitted and upgraded upon its construction in 2009 to a stylish two-tone wood effect and grey coloured cupboard. Keeping the contemporary theme, the kitchen features integrated appliances which include an AEG fan assisted oven, 50/50 split integrated Electrolux fridge/ freezer and full-size integrated Electrolux dishwasher.

This prestigious apartment is completed with both master bedroom and family size bathroom. The bedroom has the luxury of dual aspect windows which again provide stunning town centre views and allows the room to be naturally lit. The bathroom features a full-sized bath with mains fed shower unit and has the benefits of a bespoke feature mirror.

Riverside Wharf is renowned as one of the most sought-after private developments in Bishops Stortford. With its easy access to all amenities and competitive service charge of £645.02 half yearly which includes hot water, cold water and gas central heating. The ground rent is also £147.50 half yearly. For investors, this apartment offers a competitive rental yield of 4.83% and could achieve a combined rental income of £945.00 per calendar month.



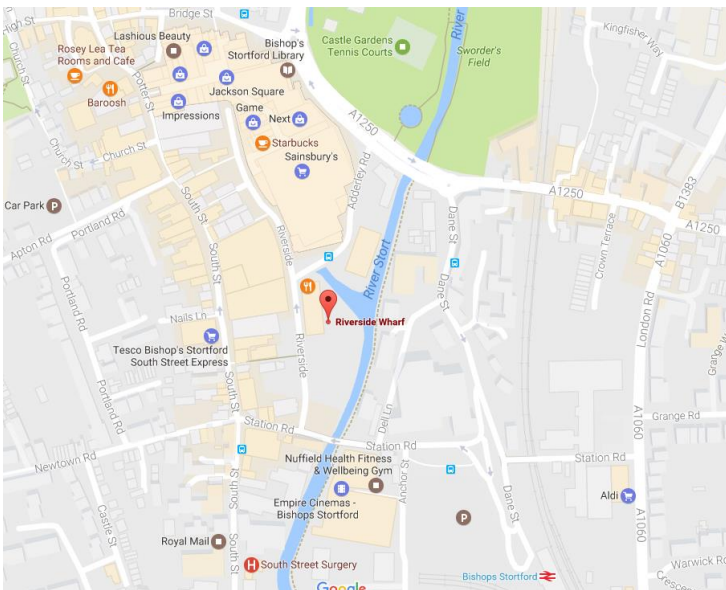
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(95-100) A			(92-100) A		
(81-94) B	B6	B7	(81-91) B	B6	B7
(69-80) C			(69-80) C		
(55-68) D			(54-68) D		
(39-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England&Wales	EU Directive 2002/91/EC		England&Wales	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.

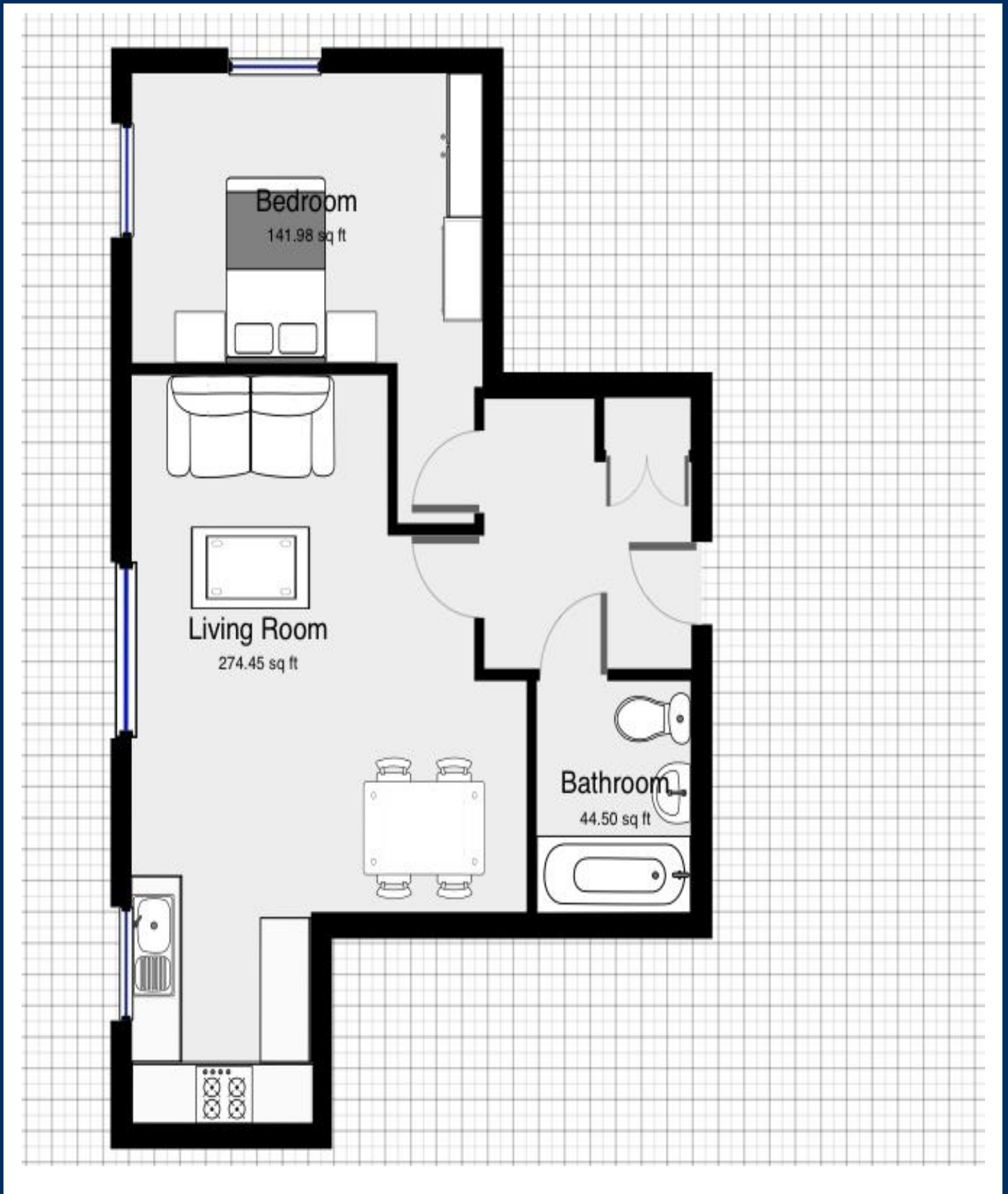
Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Christian and Catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



Directions

From the office:

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



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