

LEASEHOLD



Apartment (EPC Rating:)

RIVERSIDE
BISHOP'S STORTFORD
CM23 3GP
Price Guide
£365,000

- BEAUTIFULLY PRESENTED
- 980 ft² APARTMENT WITH A MASSIVE TERRACE OF 1,140 ft²
- RIVER & ROOF TOP VIEWS
- HIGH SPEC
- 2 BEDROOMS
- 2 BATHROOMS
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- TOWN CENTRE LOCATION
- 134 YEAR LEASE



Fordyce Furnivall
Residential Sales & Letting Agents



2 Bedroom Apartment located in Bishop's Stortford

Arguably one of the finest homes in the entire development, this beautifully presented two-bedroom, two-bathroom apartment offers approximately 970 ft² of stylish living space, complemented by an impressive wraparound terrace of 1,140 ft² with stunning river views and a panoramic outlook over the rooftops of Bishop's Stortford. The property has been significantly enhanced by the current owners to a very high standard and comprises an inviting entrance hall, a spacious open-plan lounge/dining/kitchen area, a principal bedroom with an en-suite bathroom, and a second double bedroom with its own en-suite shower room. Notable features include elegant porcelain tile flooring throughout, gas central heating, and UPVC windows and doors. Externally, residents can enjoy well-maintained communal gardens along the picturesque River Stort and benefit from a secure allocated parking space, accessed via an electric gate.

SITUATION

Riverside Wharf offers an enviable location in the heart of Bishop's Stortford, granting residents effortless access to a wealth of local amenities. A vibrant mix of pubs, restaurants, and cafés awaits, complemented by outstanding leisure, sports, and wellness facilities, including the highly regarded Nuffield Health Gym Complex & Spa. The area is also home to exceptional primary and secondary schools, as well as esteemed institutions such as Bishop's Stortford College and the internationally renowned Hockerill Anglo-European College. Perfect for commuters, the train station is just a convenient 5 minute walk, providing direct links to both London and Cambridge.

COMMUNAL ENTRANCE

Lift and stairs to all floors, door to car park.

FOURTH FLOOR

FRONT DOOR

Leading to:

ENTRANCE HALL

Porcelain flooring, inset ceiling spots, fitted cloaks and storage cupboard with shelving to one side, walk-in laundry cupboard with washing machine, water softener, pressurised hot water cylinder, storage and shelving, doors off to:

LOUNGE/DINER/KITCHEN

25'9" x 15'9"

KITCHEN AREA: Range of wall and base units with drawers under with Quartz overlay worktops with glass splash backs, inset ceramic one and a quarter sink with mixer tap, integrated dishwasher and fridge/freezer, built-in AEG electric oven with induction hob with chimney style extractor hood over, LED plinth lights, porcelain tiled floor, moveable island/breakfast bar with cupboards under and Quartz overlay worktop over, inset ceiling spots, turn and tilt window to the front aspect fitted with integral blinds, sliding patio door fitted with integral blinds to the terrace.

LOUNGE/DINING AREA: Turn & tilt window to the side fitted with integral blinds, sliding patio doors fitted with integral blinds to the terrace, covered radiator, inset ceiling spots, porcelain flooring, TV & telephone points, fitted cupboards, floating shelving with lighting under,

BEDROOM 1

11'9" x 11'0"

Fitted wardrobe & dressing table, porcelain flooring, covered radiator, turn & tilt window fitted with integral black out blinds, door to:

ENSUITE BATHROOM

Panelled bath with shower over, glass screen, wash hand basin with vanity unit under, low flush WC, inset ceiling spots, tiled walls and floor, chrome heated towel rail, extractor fan.

BEDROOM 2

11'9" x 9'7"

Fitted wardrobe, porcelain flooring, covered radiator, turn & tilt window fitted with integral black out blinds, door to:

ENSUITE SHOWER ROOM

Walk-in shower cubicle with glazed sliding doors, wash hand basin with vanity unit under, low flush WC, inset ceiling spots, tiled walls and floor, chrome heated towel rail, extractor fan.

TERRACE

45'11" x 26'2"

Boasting spectacular views over Bishop's Stortford and the River Stort, this expansive 1,140 ft² terrace is a rare gem.

Bathed in sunlight throughout the day, the space offers an ideal setting for both relaxation and entertaining.

A beautifully enclosed dining area with sleek glass panels provides year-round comfort, complemented by a high-end electric retractable awning with automatic weather sensors. Additional features include, outside lighting, a convenient water tap and multiple electric points, making this terrace as functional as it is breathtaking.

COMMUNAL GARDENS

Attractive communal gardens running along the River Stort

PARKING

Secure one allocated parking space accessed by an electric gate.

LEASE DETAILS

Lease: 134 years remaining

Ground rent: £350 p.a.



Service charge: £4,000 p.a includes heating, hot water, building insurance, water, cleaning of communal areas and communal gardens maintenance.

LOCAL AUTHORITY

East Herts District Council

Tax Band: C

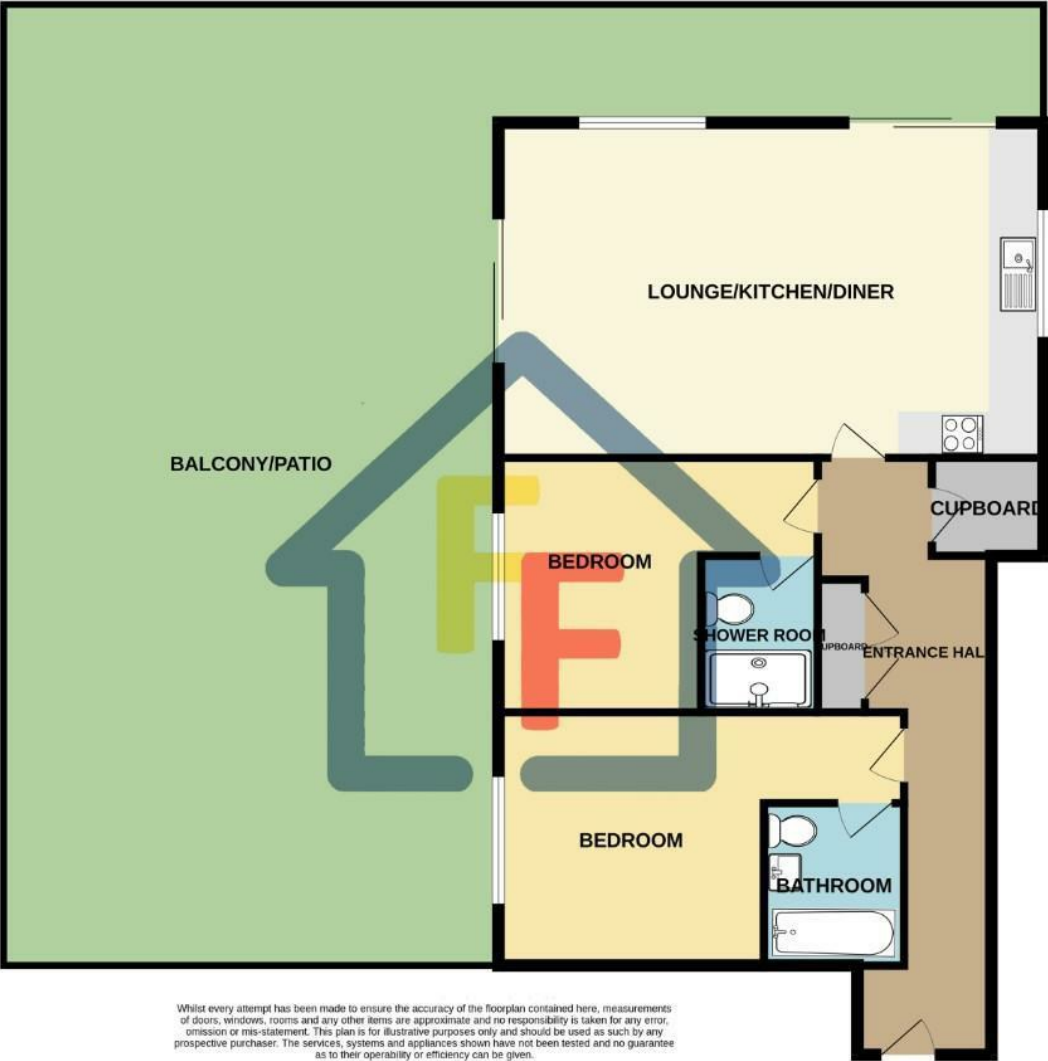
£1,956.15

AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



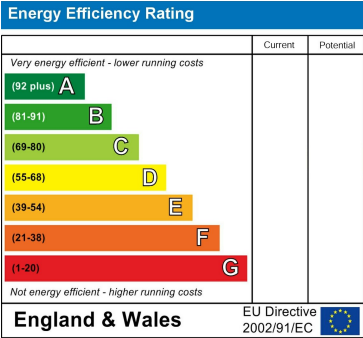
FOURTH FLOOR
Apartment 982 sq.ft. (91.2 sq.m.) approx.
Terrace 1,140 sq.ft. (106 sq.m.) approx



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band
C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.