



Apartment (EPC Rating: B)

# **RIVERSIDE WHARF** **BISHOP'S STORTFORD** **CM23 3GP** **Per Calendar Month** **£1,375 Per**

- AVAILABLE FROM 26th JANUARY
- PART FURNISHED or UNFURNISHED
- 2 BEDROOMS
- 2 BATHROOM
- OPEN PLAN LOUNGE/DINER/KITCHEN
- BALCONY WITH RIVER VIEWS
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING INCLUDED IN THE RENT
- UPVC DOUBLE GLAZING
- NO PARKING



**Fordyce Furnivall**  
 Residential Sales & Letting Agents



# 2 Bedroom Apartment located in BISHOP'S STORTFORD

Being offered partly furnished or unfurnished and available from the end of January, a well presented 2 double bedroom 2 bathroom apartment situated in the heart of Bishop's Stortford only 2 minutes walk from the mainline railway station to London's Liverpool Street and to the High Street shops and shopping centre. The property comprises open plan kitchen/diner and lounge, the kitchen being fully fitted with oven, ceramic hob with extractor, fridge/freezer, dishwasher, washer/drier, ample wall and floor cupboards with work surfaces on top. The lounge/diner has patio doors leading onto a balcony with lovely views over the River Stort and Bishop's Stortford. Gas central heating and hot water included in the rent. UPVC windows and gas central heating which is included in the rent. NO PARKING

## SITUATION

The busy market town of Bishop's Stortford offers an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection just outside of the town offers connections to London and the M25 orbital motorway.

## ENTRANCE HALL

Spacious Entrance Hall with a large cloaks cupboard door leading off to,

## LOUNGE/DINER/KITCHEN

24' 11" x 11' 6" (7.60m x 3.50m) An open plan lounge/diner and kitchen with large patio doors leading to the balcony with lovely views over the River Stort and Bishop's Stortford. Open plan kitchen fully fitted with dishwasher, washing machine, fridge/freezer, over and hob with extractor. Ample work surfaces with plenty of wall and floor cupboards.

## BALCONY

Leading off from the lounge/diner with enough space for two chairs and a table overlooking Bishop's Stortford and the River Stort.

## BEDROOM 1

5.30m x 2.60m (17' 5" x 8' 6") A good size double bedroom with a large window overlooking Bishop's Stortford.

## ENSUITE SHOWER ROOM

Shower cubicle, wash hand basin and WC

## BEDROOM 2

4.53m x 5.54m (14' 10" x 18' 2") Another good size bedroom with large windows giving good quality light into the room.

## BATHROOM

7' 7" x 6' 3" (2.30m x 1.90m) A modern bathroom suite comprising of a full size bath, washand basin and WC

## LOCAL AUTHORITY

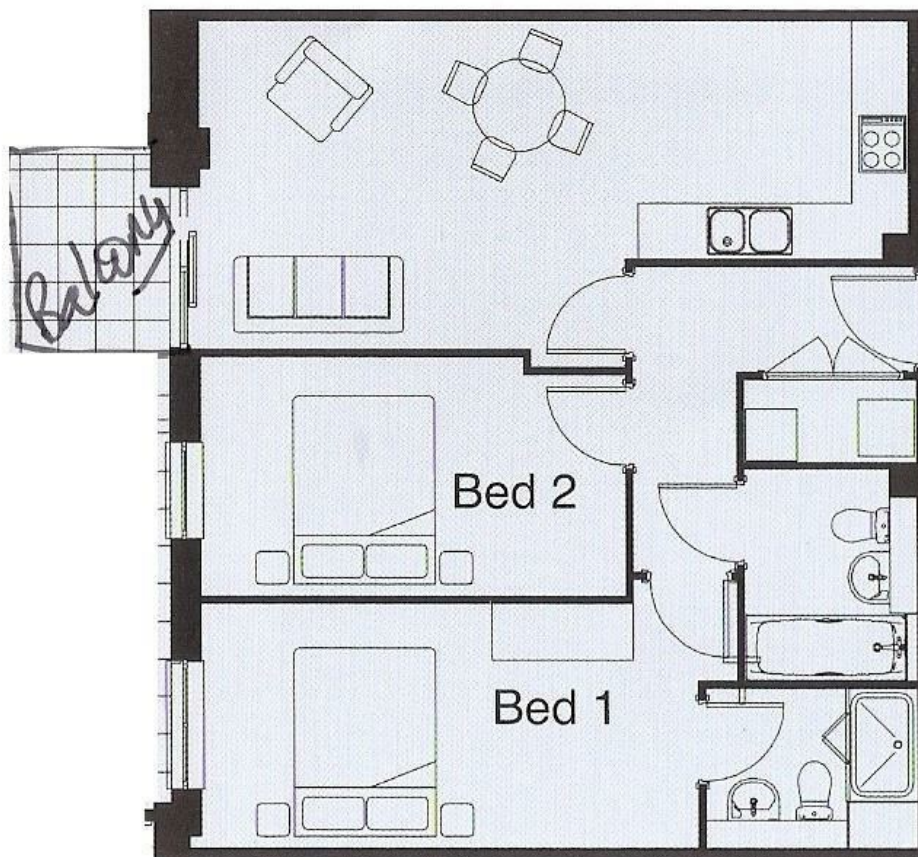
East Herts District Council

Tax Band: C

£2,079.67





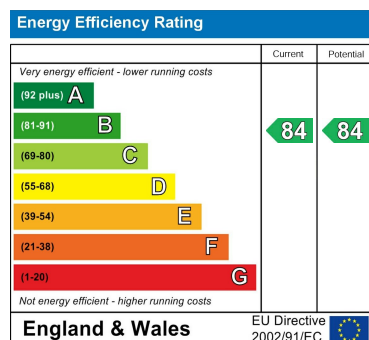


|                     | Imperial      | Metric      |
|---------------------|---------------|-------------|
| Living room/Kitchen | 25'2" x 11'5" | 7662 x 3492 |
| Bedroom 1           | 17'4" x 8'6"  | 5295 x 2600 |
| Bedroom 2           | 14'10" x 8'4" | 4530 x 2544 |
| Bathroom            | 7'5" x 6'0"   | 2250 x 1840 |
| En Suite            | 7'5" x 5'7"   | 2250 x 1700 |

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.