





Apartment (EPC Rating:)

RIVERSIDE WHARF

BISHOP'S STORTFORD

CM23 3GP

PCM

£1,450 PCM

- Modern Apartment
- 2 double bedrooms
- 2 bathrooms
- West facing balcony/terrace
- Fourth floor
- Roof top views
- Gas and Water included
- Open plan fully fitted kitchen/living/dining room
- Gas central heating
- Allocated parking space

Fordyce Furnivall
Residential Sales & Letting Agents

2 2 1

2 Bedroom Apartment located in BISHOP'S STORTFORD

Being offered UNFURNISHED & available in NOVEMBER and with GAS and WATER included in the rent, a modern 2 double bedroom apartment in the Riverside development with a west facing balcony/terrace overlooking the roof tops of Bishop's Stortford, situated in the heart of the town only 2 minutes from the train station and all other local amenities. This property which is currently being redecorated throughout with new carpets, is on the fourth floor and comprises entrance hall, 2 double bedrooms, 2 bathrooms (one en-suite), open plan lounge/diner/kitchen, fully fitted with oven, hob, fridge/freezer, dishwasher and washer/drier. Additional features include gas central heating, UPVC windows throughout, attractive communal gardens and ONE secure allocated parking space. **NO SHARERES PLEASE**

ENTRANCE HALL
Wooden solid oak flooring, storage cupboard, cupboard housing hot water system and washing machine, doors off to:

LOUNGE/DINER
5.57m x 4.51m (18' 3" x 14' 10") Solid oak wooden flooring, double glazed UPVC window to the front aspect, radiator, door to:

BALCONY
Sunny west facing balcony with roof top views over Bishop's Stortford.

KITCHEN
Eye level and base units with roll edged working top surfaces over, stainless steel sink with mixer taps, integrated dishwasher & fridge freezer, built in oven with hob and extractor hood over, tiled flooring.

MASTER BEDROOM
5.57m x 4.50m (18' 3" x 14' 9") Carpet flooring, double glazed UPVC window to the front, radiator, door to:

ENSUITE SHOWER ROOM
Large walk in shower cubicle, low flush WC, pedestal wash hand basin, tiled walls and floor, double glazed UPVC window to the front, heated towel rail.

BEDROOM 2
3.83m x 2.60m (12' 7" x 8' 6") Carpet flooring, double glazed UPVC window to the front, radiator.

BATHROOM
Suite comprising of bath with shower and glass shower screen, pedestal wash hand basin, low flush WC, extractor fan, heated towel rail, tiled walls and floor.

COMMUNUAL GARDENS
Attractive gardens running the length of the building by the River Stort.

PARKING
One secure allocated parking space.

LOCAL AUTHORITY
East Herts District Council
Tax Band: C







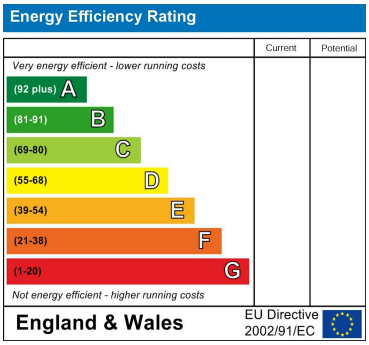


	Imperial	Metric
Living room/Kitchen	18'3" x 14'9"	5569 x 4507
Bedroom 1	13'0" x 10'11"	4960 x 3355
Bedroom 2	12'7" x 8'1"	3823 x 2604
Bathroom	7'5" x 6'0"	2250 x 1840
En Suite	7'5" x 5'7"	2250 x 1700

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.