

Established 1986

Independent Estate Agents and Valuers



## 3, Wharf Place, Bishop's Stortford, Herts, CM23 3YS

**Guide price £285,000**

This chain-free ground floor apartment offers a rare opportunity to enjoy peaceful riverside living while remaining just a short walk from the town centre, bus station and train station. Set in a tranquil position beside the River Stort, the property benefits from direct access to private communal gardens.

The apartment is newly carpeted throughout and features gas central heating and double-glazed windows, ensuring comfort and efficiency year-round. The accommodation includes a fitted kitchen with integrated electric oven and gas hob, a modern bathroom suite and a spacious sitting/dining room.

Externally, the property benefits from an allocated parking space along with visitors' parking, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

The Council Tax Band is D / The EPC Rating is C

### **Entrance Hall**

With doors to all rooms, cloak cupboard and storage cupboard with consumer unit.



### **Fitted Kitchen**

8'5" x 7'4" (2.59m x 2.24m)

Fitted wall and base units, electric oven with 4 ring gas hob and extractor over, space for washing machine, space for dishwasher and space for a fridge/freezer.



### **Sitting/Dining Room**

16'11" max x 12'4" max (5.17m max x 3.77m max)

Large and bright room with sliding doors opening onto the gardens and a double glazed window to the side.



**Bedroom 1**

13'7" max x 9'5" (4.15m max x 2.88m)  
Large double bedroom with fitted wardrobes.



**Bedroom 2**

11'11" x 6'10" (3.64m x 2.09m)  
Double Bedroom.



**Bathroom**

8'5" x 5'2" (2.59m x 1.59m)  
Modern suite with bath and shower over, basin and WC.



## **Outside**

To the front of the property there is a private allocated parking space. There are also car parking spaces for visitors. The rear of the property backs onto the River Stort.



## **Lease and Charges**

There are currently 98 years remaining on the lease. The service charge is £160.00 per month and the ground rent is £175.00 per annum.

## **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

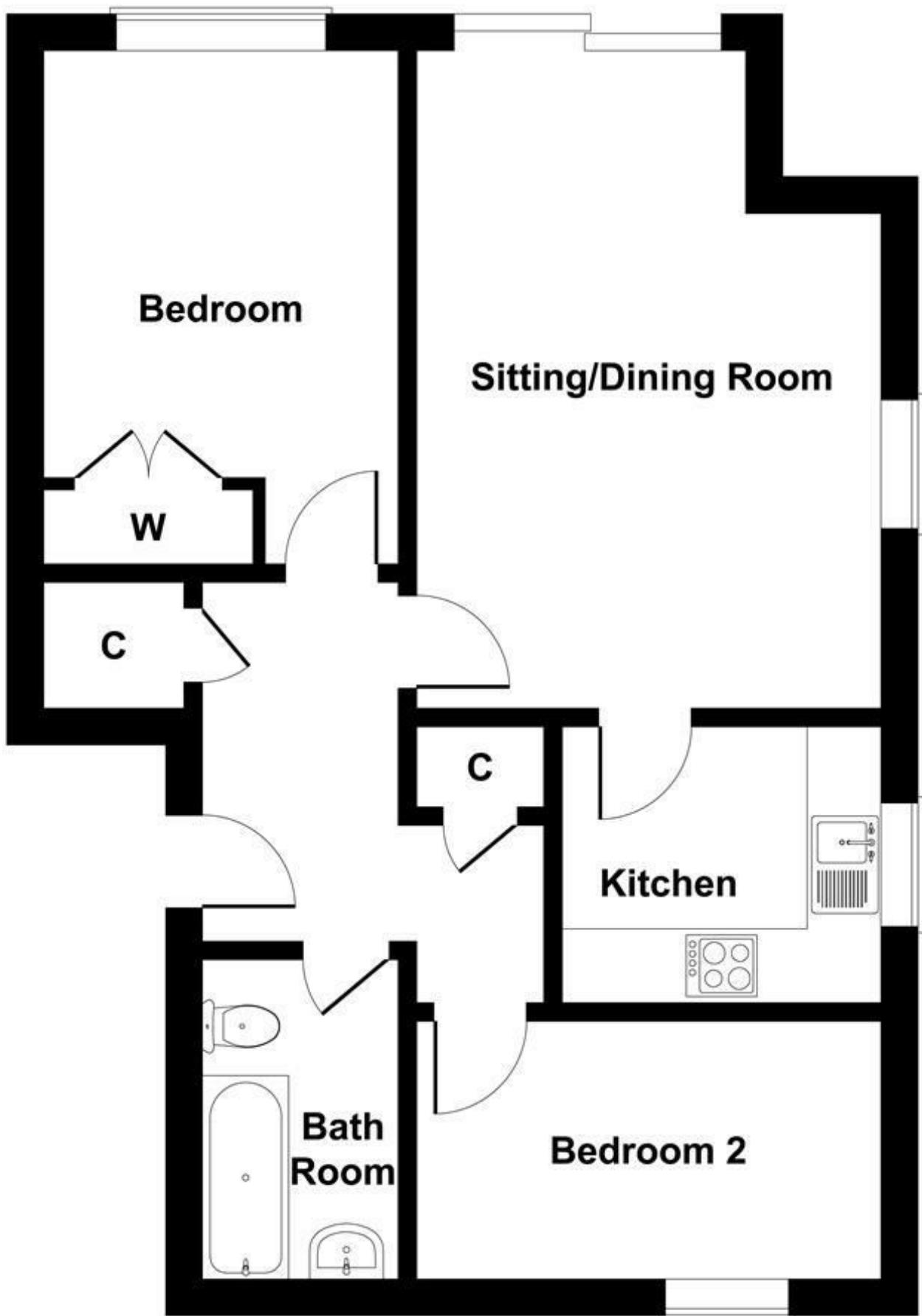
## **LOCAL INFORMATION**

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

# 3 Wharf Place



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