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*Established 1986*

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## 69, Tanners Wharf, Bishop's Stortford, Herts, CM23 3FE

### Guide price £250,000

This property is not just a home: It's an investment opportunity with excellent rental potential

A spacious and well maintained two double bedroom second floor apartment which has double glazing and gas underfloor central heating with individual room controls.

There are two secure entrances into the building. One from the street and the other from within the secure parking area. The entrance lobby then has stairs and a lift leading to all floors.

Accommodation comprises: Large entrance hall with a utility cupboard housing a plumbed in washing machine, bright and spacious open plan living room/kitchen with built-in appliances in the kitchen area. The master bedroom has fitted wardrobes and an en-suite shower room. There is a smaller double bedroom and a bathroom. There is a balcony with a south-east facing aspect which is accessed via the living room.

Well maintained communal gardens surround the buildings which are located between the railway and The River Stort. Under the building is a secure parking area where there is numbered, allocated parking space. We understand that visitors parking permits are available and the owner will be providing these for viewers of the flat.

Tanners Wharf is located on the outskirts of the town centre, on the side of the former Atkins & Cripps timber yard. There are some very pleasant walks alongside The River Stort, north into town and south into the Hertfordshire countryside.

This development is literally a five minute walk from the station which is on the Cambridge to Liverpool St. line. The town centre which offers an extensive selection of shops, bars and eateries is also within easy walking distance.

EPC Band B. Council Tax Band C.

### **Entrance Lobby**

Accessed via two entrances.

One is on the street under the archway and the other is in the car park. A security fob opens both doors.

There is a lift and stairs leading all floors.

### **Second Floor Landing**

Front door to;

### **Entrance Hall**

Wall mounted entry phone. Wood effect laminate flooring. Five inset ceiling lights.

### **Utility Cupboard**

A large double cupboard with light and power connected. Space and plumbing for washing machine. Fusebox. Wood effect laminate flooring.



### **Open Plan Living Room/Kitchen**

18'8" x 13'2" (5.697 x 4.027)

A bright and spacious room which is described as two separate areas below.



### Living Area

13'3" x 13'2" (4.061 x 4.021)

Well lit by double glazed windows on two aspects which include French doors to the balcony.

Wood effect laminate flooring. TV and telephone points. Three wall light points. Six inset ceiling lights.



### Kitchen Area

10'3" x 6'3" (3.131 x 1.912)

Fitted with a range of matt light grey shaker style units and wood effect work surfaces with matching upstands.

Integrated appliances include: Smeg oven, gas hob, stainless steel chimney style extractor hood, dishwasher and fridge/freezer.

Stainless steel one and a half bowl, single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Three single eye level wall cupboards. Three inset ceiling lights. Ceramic tiled flooring. Brushed steel splashback behind hob. Door to second landing in the building.





### **Balcony**

Wrought iron railings. Outside light. South-east facing. Decked area which is in need of replacement. The owner is in the process of getting this replaced.



### **Bedroom One**

12'1" plus door recess x 9'10" plus recess (3.692 plus door recess x 3.018 plus recess)

A spacious bedroom with fitted wardrobes to one wall incorporating a double bed recess with cupboards above. Double glazed window to the rear aspect. TV and telephone points. gas fired boiler, Wood effect laminate flooring. Door to:



### **Luxury En-Suite Shower Room**

8'10" x 5'8" (2.700 x 1.750)

Fitted with a contemporary white suite and complementary tiling.

Wall mounted wash basin. WC with concealed cistern. Fully tiled double-width shower cubicle with hand held and overhead shower units. Chrome heated towel rail. Ceramic tiled floor. Mirrored wall mounted cabinet. Extractor fan. Inset ceiling lights.



### **Bedroom Two**

12'1" plus large recess x 8'9" (3.707 plus large recess x 2.672)  
Double glazed window to the rear aspect. Wood effect laminate flooring. Five inset ceiling lights. TV and telephone points.



### **Luxury Bathroom**

7'10" x 6'4" (2.396 x 1.946)

Fitted with a contemporary white suite and complementary tiling.

Wall mounted wash basin. WC with concealed cistern. Panel bath with glazed screen, fully tiled splash surround, mixer tap and shower attachment. Chrome heated towel rail. Ceramic tiled floor. Mirrored wall mounted cabinet. Extractor fan. Inset ceiling lights.



### **Secure Undercroft Parking**

Access is via a gated entrance to the front of the building. This property owns space number 23 which is towards the end, on the right hand side. Access to the building is opposite this space.

### **Visitors Parking**

The owners have confirmed that any outside parking bay without a number is for visitors who must display a permit which is provided by the flat owner.

### **Service Charges & Ground Rent**

The service charge is approximately £1840.00 per year and the ground rent is circa £940.00 per year.

There are 111 years remaining on the lease.

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### **Communal Gardens**

Well maintained communal gardens are located around the development.



### **The River Stort**

The River Stort runs alongside Tanners Wharf



### **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.

### **FINANCIAL SERVICES**

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

### **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.





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