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**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**9 Jackson Wharf, Adderley Road, Bishop's Stortford, Herts, CM23 3AX**

**Offers over £250,000**

Being sold with no upward chain.

A spacious and recently redecorated two double bedroom, second floor luxury apartment with all principle rooms having a view over the River Stort.

The impressive accommodation has electric heating and double glazing throughout. It is approached via secure main door with entry phone system. The entrance lobby has a lift and stairs to all floors.

The property comprises: Private entrance hall with large utility cupboard which has space and plumbing for a washing machine. The spacious open plan living room/kitchen enjoys a sunny double aspect and a balcony overlooking the river. The kitchen area has a range of modern fitted units and includes the integrated appliances. The master bedroom has an en-suite shower. The second bedroom is a double and there is a modern bathroom. Outside, there is an allocated parking space.

This is a very central location, being close to Jackson Square and all of the facilities that the town centre has to offer. It is less than a five minute walk to the mainline railway station which is on the Cambridge to London line. There is an excellent commuter service into Tottenham Hale & Liverpool St. stations as well as a lint to Stansted Airport.

The EPC Rating is C. The Council Tax Band is C.

**Wall Mounted Entryphone**

Secure door to;

**Communal Entrance Lobby**

Lift and stairs to all floors. Private mail boxes.  
Secure door to the car park.

**Private Accommodation**

**Front Door To;**

**Entrance Hall**

Double built-in utility cupboard.



### Open Plan Living Room/Kitchen

19'10" max x 11'6" max (6.06m max x 3.51m max)

A spacious room which is well lit by double glazed windows on two aspects which includes French doors to the balcony overlooking the River Stort.



### Kitchen Area

Fitted wall and base units and integrated appliances including;

- Oven with electric hob and extractor over
- Fridge/Freezer
- Dishwasher



### **Balcony**

An enclosed balcony with a view of the river. The railings and floor have recently been replaced as part of the remediation programme in order to comply with updated regulations regarding apartment blocks.



### **Bedroom One**

13'0" max x 9'3" max (3.98m max x 2.84m max)

Double glazed window with view of the river. Door to:



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

8'0" x 5'3" (2.46m x 1.62m)

Fitted with a modern white suite.

Double-width shower cubicle. Low level WV. Pedestal wash basin. Ceramic tiled walls.



### **Bedroom Two**

9'4" x 8'7" (2.86m x 2.62m)

Double glazed window with view of the river.



### **Bathroom**

7'3" x 5'6" (2.23m x 1.69m)

Fitted with modern white suite and complementary tiling. Panel bath with mixer tap. Low level WC. Pedestal wash basin.



### **Communal Gardens/River views**

There are areas of communal gardens to the rear of the property adjoining the river. One of the cranes that used to be part of Hughes Timber yard has been restored and put back on site.



### **Parking Arrangements**

There is an allocated parking space outside of the main building. It is on the right hand side of the entrance and is space number one.



### **Lease Details**

There is a 125 year lease which commenced in 2007.

Ground Rent is £325 per annum paid in two instalments.

Current Service Charge is £2,848.72. Also paid in two instalments. 1/4/25 to 30/9/25. 1/10/25 to 31/3/26.

### **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.

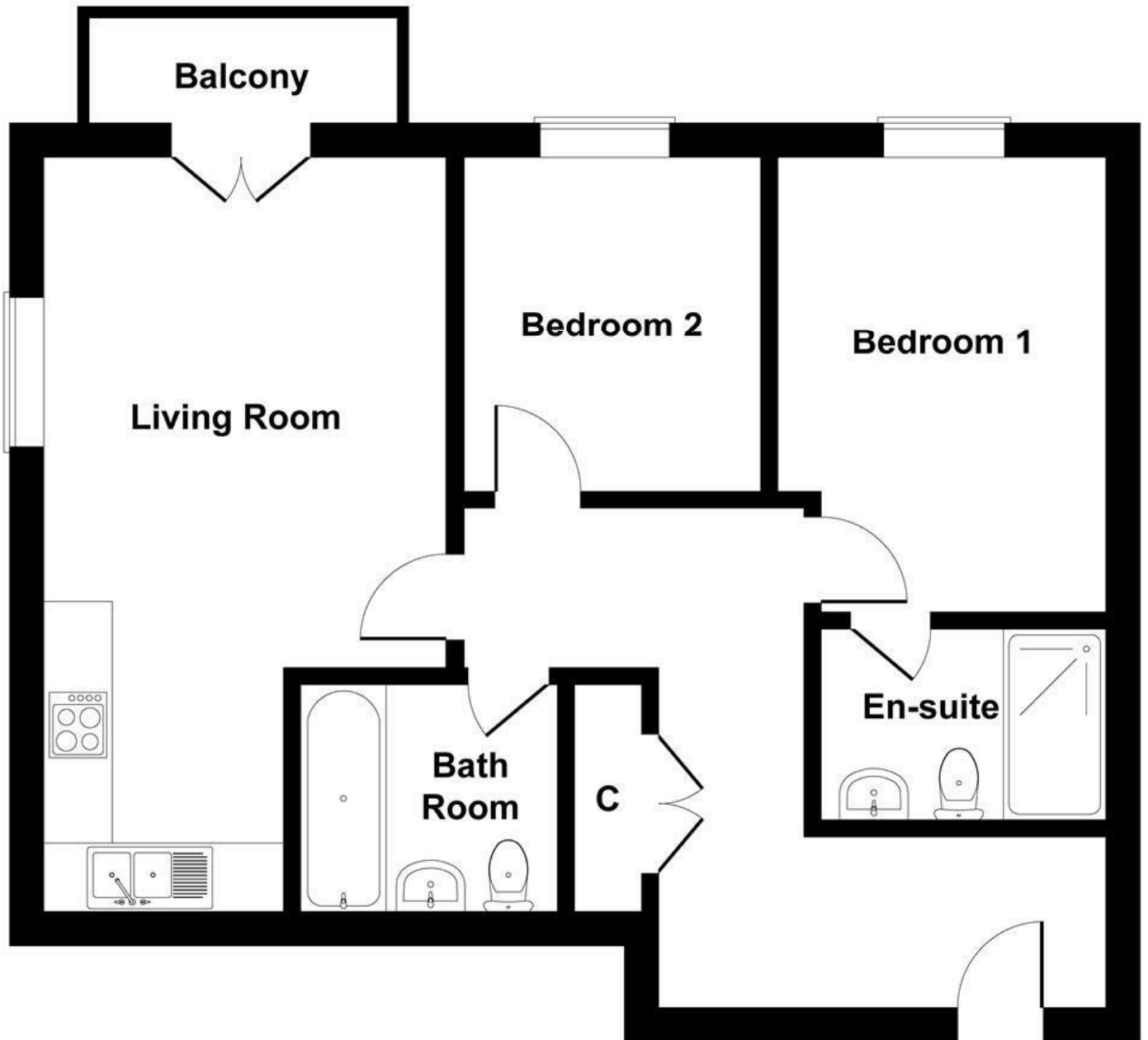
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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.

# 9 Jackson Wharf



Not to Scale. Produced by The Plan Portal 2025  
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