



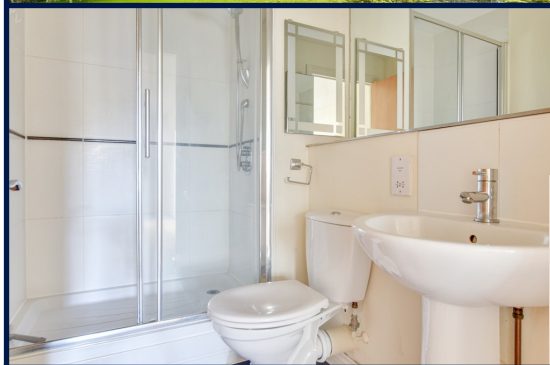
RIVERSIDE WHARF, BISHOP'S STORTFORD

GUIDE PRICE – £300,000

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOM 1ST FLOOR APARTMENT
- SPACIOUS BALCONY WITH FANTASTIC RIVERSIDE VIEWS
- OPEN PLAN LIVING
- INTEGRATED KITCHEN
- PRINCIPLE BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- COMMUNAL LIFT
- SECURE UNDER CROFT PARKING & PERMIT FOR PARKING
- WALKING DISTANCE TO TRAIN STATION, TOWN CENTRE AND SCHOOLING

We are pleased to offer this rarely available 1st floor 2 double bedroom apartment boasting a spacious balcony overlooking the river Stort whilst internally offering open plan living accommodation, 2 double bedrooms, en-suite to bedroom 1 and a family bathroom. Externally, the property enjoys the balcony and secure allocated undercroft parking. The apartment is well located being within walking distance to the mainline railway station, town centre and local schooling.





With front door opening into:

Entrance Hall

With inset ceiling downlighting, smoke alarm, telephone entry system, large airing cupboard housing pressurised hot water system and built-in washer/dryer, shelving, hanging rail and wall mounted fuse board. Doors to rooms:

Open Plan Living Area 23'0" max x 16'4" max (7m x 5m)

Kitchen

Comprising an array of eye and base level cupboards and drawers with granite effect rolled work surface and tiled splash back, 1□ bowl single drainer stainless steel sink unit with mixer tap, integrated fridge, freezer and dishwasher, stainless steel oven with electric hob and extractor fan over, tiled flooring.

Living Area

With fitted carpet, inset ceiling downlighting, extractor fan, smoke alarm, TV, telephone and power points, wall mounted radiator, sliding French doors to:

Master Bedroom - 17'5" max x 9'3" (5.3m x 2.8m)

With large window to rear, wall mounted radiator, ceiling lighting, telephone, TV points and door into:

En-Suite Shower Room

Comprising a fully tiled and glazed oversized shower cubicle with integrated shower, close coupled W.C, pedestal wash hand basin with mixer tap, electric shaver point, large feature mirror, inset ceiling downlighting, extractor fan, chromium heated towel rail, tiled flooring.

Bedroom 2 - 13'0" x 8'6" (3.9m x 2.6m)

With large window to rear, ceiling lighting, wall mounted radiator, fitted carpet, TV, telephone and power points.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated shower and glazed screen, half tiled surround, close coupled W.C, pedestal wash hand basin with mixer tap and tiled splashback, electric shaver point, chromium heated towel rail, large feature mirror, inset ceiling downlighting, extractor fan and tiled flooring.

OUTSIDE

Large Rear Balcony

One of only a handful of properties to have a balcony of this size with the main area approximately 18'3" x 11'10" (5.6m x 3.4m) with fantastic riverside views, laid to decking and wrought iron railing. Outside lighting and power can also be found.

The property also benefits from under croft secure parking.



DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.

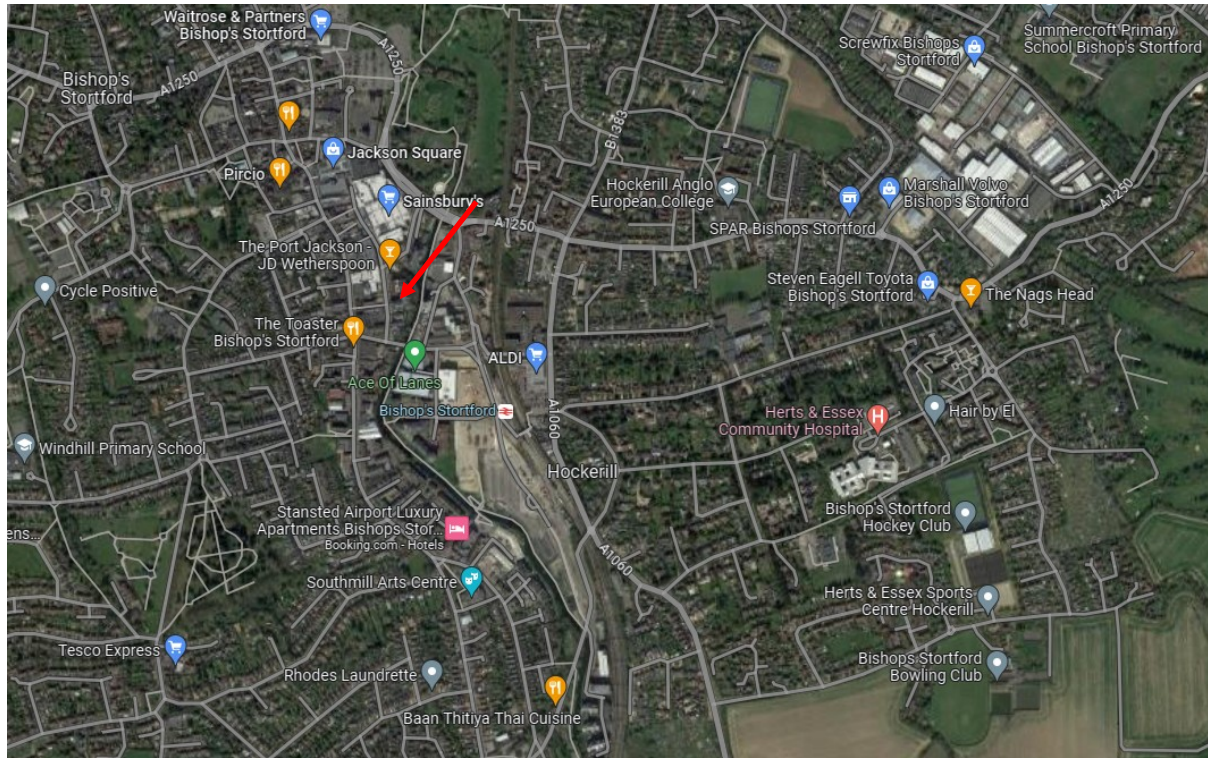


TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Riverside Wharf is located in the popular town of Bishop's Stortford which offers schooling, shopping, eateries and recreational facilities. Bishop's Stortford has a mainline train station which serves London Liverpool Street, Cambridge and Stansted Airport and is a three minutes walk from the property. The M11 and M25 motorways are just a short drive giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

15 Riverside Wharf, Bishop's Stortford, Herts,
CM23 3GN

COUNCIL TAX BAND

Band C

SERVICES

Gas fired heating, mains drainage and water

LOCAL AUTHORITY

East Herts Council, Bishop's Stortford Library,
The Causeway, Bishop's Stortford, CM23 2EJ

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 22/08/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?