



42 River View, Bishop's Stortford,
Hertfordshire, CM23 3FS

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Asking Price: £360,000
Leasehold



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A recently built, beautifully presented and well-proportioned two double bedroom, two bathroom/shower room luxury apartment, ideally located in the heart of the town centre. Internal accommodation comprises entrance hallway with storage cupboard and security entry phone system, open plan living area with sliding double doors leading to the glazed balcony with side on views of the river. There are two double bedrooms, one with en-suite facilities in addition to the main bathroom.

Externally there is an allocated covered parking space with additional visitors parking and use of the riverside communal gardens.

There are 118 years remaining on the lease, the service charge is £2,083 per annum and the ground rent is £300 per annum.

Council Tax Band C. EPC Rating B.



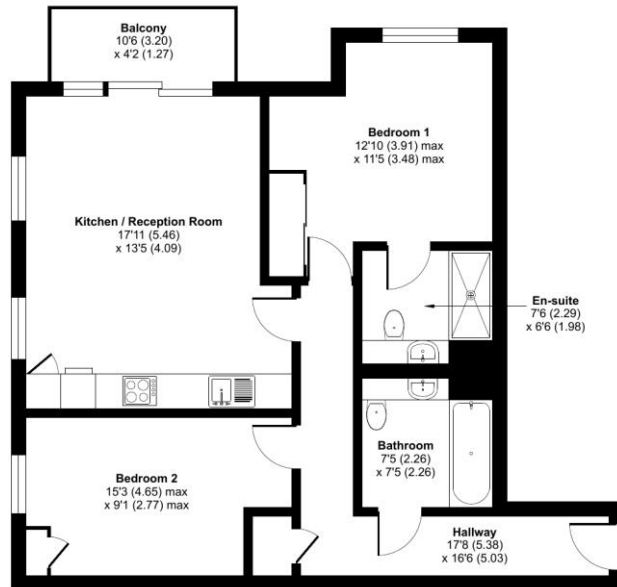
Two Bedroom Apartment
Ensuite & Bathroom
Allocated Parking Space
Heart of the Town
Entry Phone System
Potential Rental income £1400 PCM
Council Tax Band C
EPC Rating B

ADDITIONAL INFORMATION

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

River View, Bishop's Stortford, CM23

Approximate Area = 784 sq ft / 72.8 sq m
For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2023. Produced for Intercounty Estate Agents. REF: 991470



Entrance Hall 17'8" x 16'6" (5.38m x 5.03m)

Open Plan Kitchen/Reception

17'11" x 13'5" (5.46m x 4.1m)

Balcony 10'6" x 4'2" (3.2m x 1.27m)

Bedroom 1 12'10" x 11'5" (3.9m x 3.48m)

Ensuite 7'6" x 6'6" (2.29m x 1.98m)

Bedroom 2 15'3" x 9'1" (4.65m x 2.77m)

Bathroom 7'5" x 7'5" (2.26m x 2.26m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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