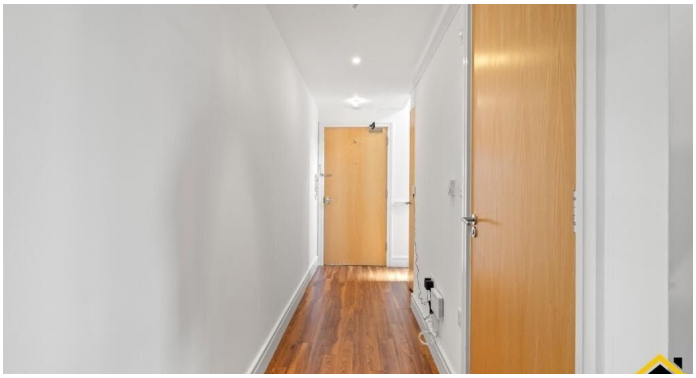
99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

3 Bed Penthouse In Tanners Wharf , Bishops Stortford, CM23 3FD £399,000











SHORT DESCRIPTION

Property Ref: 17358 RARELY AVAILABLE 3 BEDROOM, 2 BATHROOM DUPLEX PENTHOUSE – LARGE PRIVATE TERRACE – 2 UNDERGROUND PARKING SPACES – CHAIN FREE A rarely available three-bedroom duplex penthouse apartment, arranged over two levels within the sought-after Tanners Wharf development in Bishop's Stortford. Offered chain free and presented in excellent condition throughout, the property has been well maintained and finished to a high standard, offering spacious and versatile accommodation. The property comprises a generous living area, fitted kitchen, three bedrooms and two bathrooms, including an en-suite to the principal bedroom. A particularly attractive feature is the mezzanine level overlooking the main living space, currently used as a home office and providing an ideal additional work or relaxation area. One of the standout features is the large private terrace, providing an excellent amount of outside space rarely found with apartment living. Further benefits include gas central heating, two allocated underground parking spaces and a long lease. Located within the popular Tanners Wharf development and within easy reach of Bishop's Stortford town centre and railway station Property Type: Penthouse Full selling price: £399000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 111 Yearly Ground Rent Cost: £990.00 Yearly Management Cost: £2769.38 Council tax band: D EPC rating: B Measurement: 1097.92 sq.ft. Outside Space: Terrace Parking: Allocated, Gated, Private Heating Type: Central Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied,.. ----------

3
Bed Room(s)

2
Bath Room(s)

1
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	102 square metres

Rules on letting this property

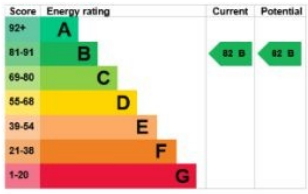
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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