



Willow Court, Sawbridgeworth, CM21 9FD  
Offers In Excess Of £260,000

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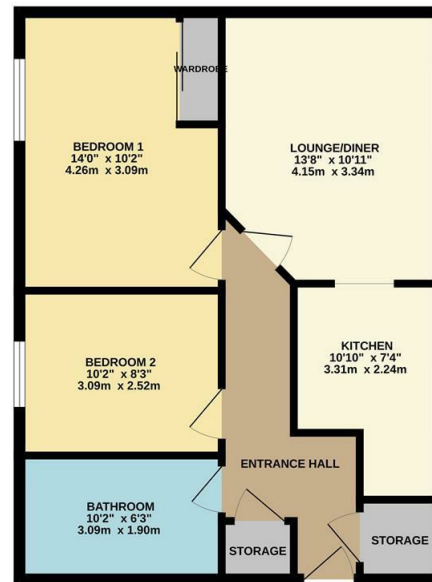
# Willow Court, Sawbridgeworth, CM21 9FD

A rarely available two bedroom second floor apartment situated in the heart of Sawbridgeworth, within walking distance to Sawbridgeworth Train Station (direct links to Cambridge and London). The spacious apartment offers two double bedrooms, a large family bathroom, lounge and fitted kitchen with brand new hob, integrated dishwasher, fridge freezer and washing machine which are included in the sale. Externally there is an allocated parking space with numerous visitors parking spaces, communal gardens and access to bike storage.

As previously mentioned, Willow Court is located in a centre of Sawbridgeworth with easy access to a number of schools, shops, pubs and Sawbridgeworth Train Station. Additionally Pishiobury Park is only a 4 minute walk away which is a 65 acre site perfect for dog walking and socialising. Reyland Johnson have not seen sight of the lease, however we have been made aware by the vendor that the property has 109 years left on the lease, Ground Rent is £300 per annum and the Service Charge is £864 per annum. A viewing is highly recommended to appreciate the size and location.



GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.8 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other details are approximate and the responsibility is taken that any errors or omissions are the client's. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.