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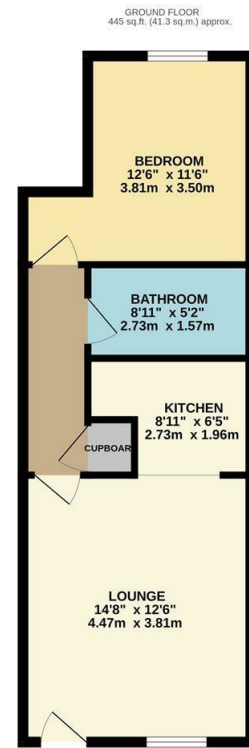
London Road, Sawbridgeworth, CM21 9JJ  
£175,000



# London Road, Sawbridgeworth, CM21 9JJ

**\*\*CHAIN FREE\*\*** A ground floor one bedroom apartment benefitting from it's own front door and an allocated parking space. Located only an 8 minute walk from Sawbridgeworth Train Station, the apartment offers an open plan lounge/kitchen, family bathroom and good size bedroom. There is an allocated parking space to the rear of the property, and a newly extended lease with 99 years remaining.

London Road is located only a short walk from four different schools, local shops, pubs and Sawbridgeworth Train Station. This apartment represents an ideal First Time Purchase or Investment, with the potential rental income being £950pcm. Reyland Johnson have not seen sight of the lease, however we have been made aware by the vendor that the Ground Rent is approximately £200 per annum and the Service Charge is approximately £1500 per annum. As previously mentioned the property is being offered with No Onward Chain.



TOTAL FLOOR AREA: 445 sq.ft. (41.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>68</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>82</b>
	<b>68</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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.

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