



Ladywell Prospect, Sawbridgeworth, CM21 9PT
£145,000

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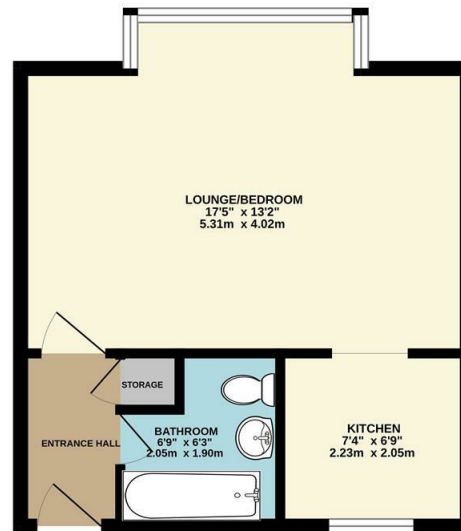
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****Chain Free**** A well presented ground floor studio apartment located in a quiet cul de sac only a 15 minute walk to Sawbridgeworth Train Station with direct links to London and Cambridge. The property itself comes with an allocated parking space to the rear, an open plan lounge/bedroom area, kitchen with appliances, bathroom and a storage cupboard. The apartment is tucked away at the end of a quiet cul de sac, and is close to local schools, shops and the River Stort offering chances of picturesque walks and a coffee by the river.

Reyland Johnson have not seen sight of the lease, however we have been made aware by the vendor that the property has 113 years remaining on the lease, the service charge is £140 a month and the ground rent is £250 per annum. This represents an ideal First Time Buy or Investment opportunity and is being offered with No Onward Chain.



GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 330 sq.ft. (30.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, ceilings and any other items and appliances are no responsibility is taken for any error or omission in the information. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their operation or efficiency can be given.
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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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