



Copper Court, Sawbridgeworth, CM21 9ER
£245,000

1 1 1 D

A set of four white icons on a dark blue background. From left to right: a bed icon, a bathtub icon, a sofa icon, and a double garage icon (represented by two rectangles with a lightbulb above them). Each icon is followed by the number '1', except for the double garage icon which is followed by the letter 'D'.

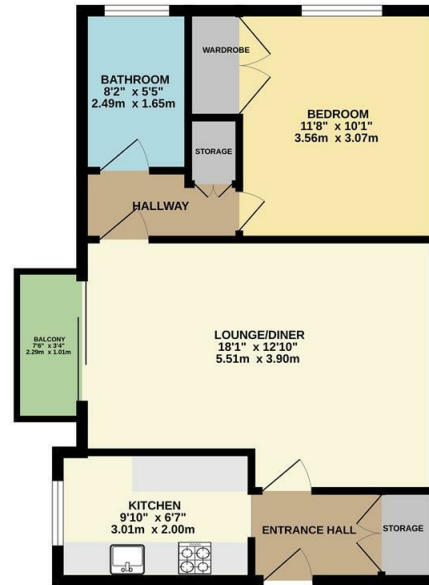
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****Chain Free**** A stunning one bedroom first floor apartment with allocated parking and long lease. The apartment offers an immaculate kitchen with integrated appliances and breakfast bar, an open plan lounge/dining room with french doors through to the west facing balcony, a well presented modern family bathroom and large bedroom with fitted wardrobes. The apartment also offers a large amount of storage including two large storage cupboards and built in wardrobes. The majority of the works in the apartment have been done in the last 3 years however the current owner has upgraded the apartment more recently to a high spec.

Copper Court is located in central Sawbridgeworth being only a short walk to all amenities, Bell Street and Sawbridgeworth Train Station. Externally there is a private balcony, communal gardens and an allocated parking space. Reyland Johnson have not seen sight of the lease, however we have been made aware by the vendor that the property has 900 years left on the lease, the property is offered with share of the freehold so the ground rent is £10 a year and the service charge is £1522 a year. As previously mentioned this fantastic apartment is being offered with No Onward Chain.



FIRST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, ceilings and any other feature are approximate and for general guidance only. Measurements are not guaranteed. This plan is for illustrative purposes only and should be done as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee is to be made as to their operation or efficiency over time.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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