



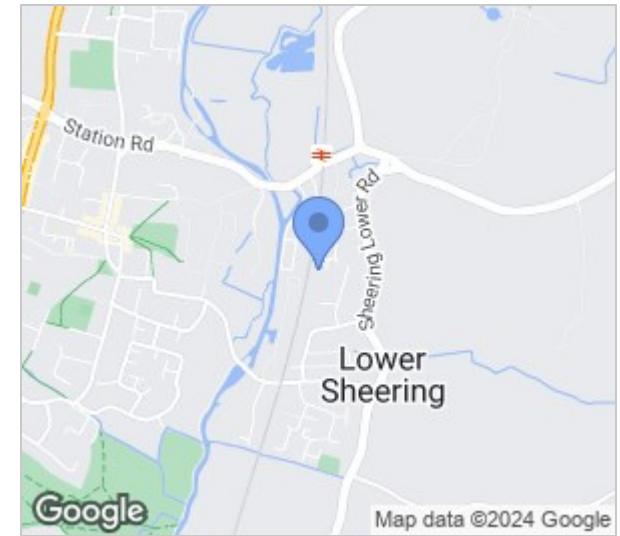
The Meadows, Sawbridgeworth, CM21 9PZ
£160,000

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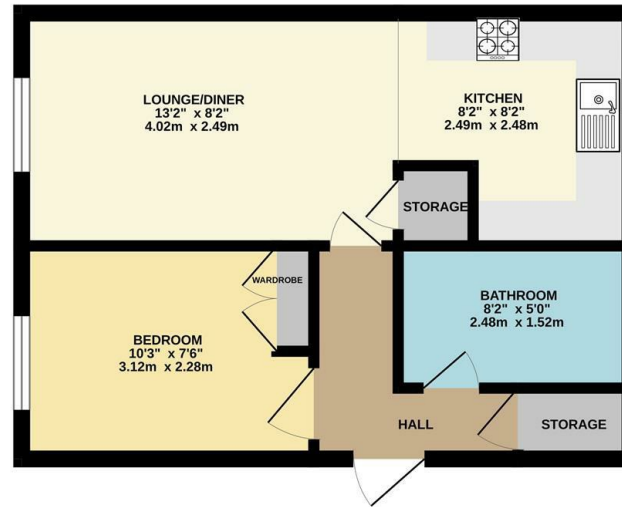
The Meadows, Sawbridgeworth, CM21 9PZ

****Chain Free**** A one bedroom apartment located only a 5 minute walk from Sawbridgeworth Train Station with direct trains to London and Cambridge. Situated in a quiet cul de sac with a huge amount of parking available, the apartment offers an open plan kitchen/lounge, bathroom and a bedroom with a built in wardrobe and two additional storage cupboards. This apartment represents an ideal opportunity for investment being so close to all amenities and has a potential rental income of £950 per calendar month once modernised.

Externally there is plenty of parking available for residents and visitors and a well maintained communal garden area. The Meadows is located close to Sawbridgeworth's local schools, shops, restaurants and pubs as well as being only a short walk to Sawbridgeworth Train Station and a five minute drive to M11 Junction 7A. Reyland Johnson have not seen sight of the lease however we have been made aware by the seller that there are approximately 150 years remaining on the lease, the service charge is approximately £92 a month with peppercorn ground rent. This apartment is being offered with No Onward Chain.



GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 333 sq.ft. (31.0 sq.m.) approx.
While 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 misstatement. This plan is for guidance 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 is given 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		
(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	

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.