



The Maples, Sawbridgeworth, CM21 9FG  
£250,000

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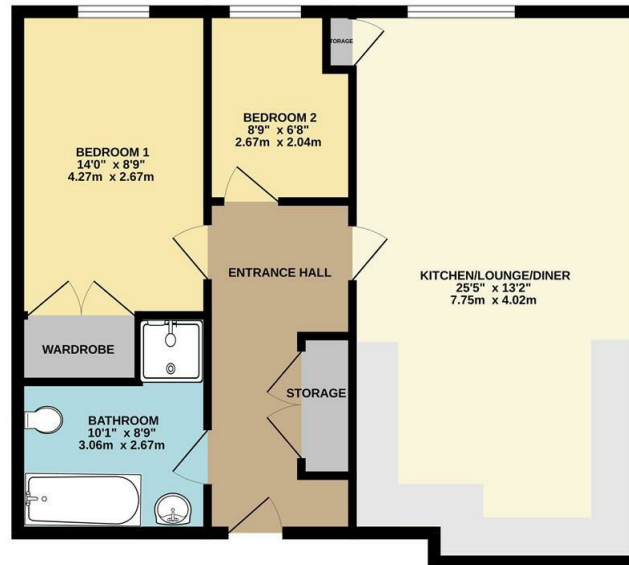
# The Maples, Sawbridgeworth, CM21 9FG

**\*\*Chain Free & Share Of Freehold\*\*** An immaculate two bedroom second (top) floor apartment located only a 10 minute walk to Sawbridgeworth Train Station, local schools and shops. The apartment is located right next to all major amenities but benefits from no road noise at all. Upon entering you are met with a spacious entrance hall with a storage cupboard, two bedrooms, a large open plan living area that incorporates the kitchen, dining area and lounge. Furthermore the apartment offers a modern family bathroom with both a bath and a shower as well as a wardrobe in the master bedroom which was converted from an en suite into a walk in wardrobe. Externally the apartment comes with an allocated parking space to the rear as well as visitor parking which is accessed via private gates. The property is a share of freehold (a new share certificate will be issued on completion), with £115 per month service charge, peppercorn ground rent and 110 years left on lease.

The Maples is located in the heart of Sawbridgeworth, just a stones throw from all local shops, schools, restaurants and Sawbridgeworth Train Station with direct links to London and Cambridge. This apartment has a potential rental income of £1300pcm and is an ideal airbnb investment. As previously mentioned the apartment is being offered with No Onward Chain.



GROUND FLOOR  
702 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any errors or omissions. The plan, sections and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See EPC.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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					
England & Wales	EU Directive 2002/91/EC			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.

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