



**Waterside Place, Sawbridgeworth, CM21 9RF**  
**£280,000**

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# Waterside Place, Sawbridgeworth, CM21 9RF

Offered with no onward chain is this immaculate one bedroom penthouse duplex, with stunning views and Sawbridgeworth Train Station just a stones throw away. There is an entrance hallway leading to a huge lounge, with a beautiful balcony, a dining room and open plan modern kitchen with a range of fitted wall and base units. Upstairs there is a large master bedroom with fitted wardrobes and a modern shower room. In the beautiful grounds there is residents parking, communal gardens and a picturesque duck pond, whilst the building itself is accessed by a secure door entry system and a lift to the fifth floor. Waterside Place is located within walking distance of the bustling high street (Bell Street), Sawbridgeworth Train Station and the River Stort with beautiful country walks.

Lease Remaining: 189 years. Service Charge: 156.38 per month. Ground Rent: £150 per year.



WPIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.  
 Whilst every effort 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	64	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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