



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



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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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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