



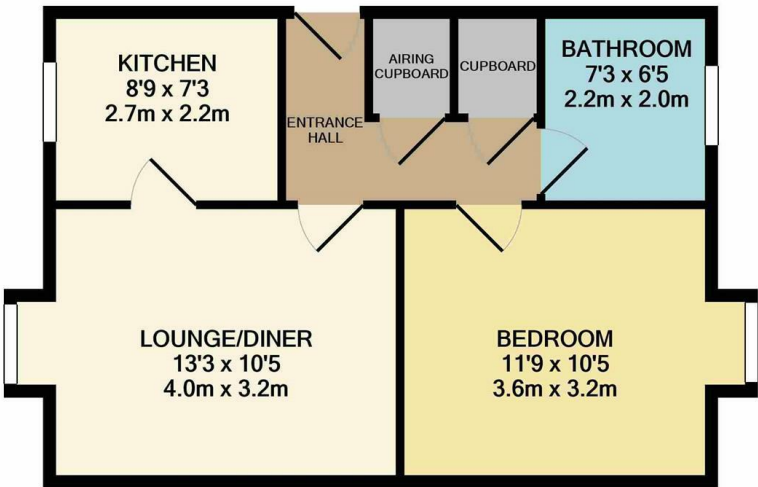
Lawrence Moorings, Sawbridgeworth, CM21 9PE  
£230,000





# Lawrence Moorings, Sawbridgeworth, CM21 9PE

Offered with NO ONWARD CHAIN AND LONG LEASE is this well presented one double bedroom top floor apartment, which includes an allocated parking space and is located in the ever desirable Lawrence Moorings development, less than 5 minutes walk to Sawbridgeworth Train Station. The property includes an entrance hallway leading to a bright lounge/diner, modern tiled kitchen with a range of fitted wall and base units, a double bedroom with fitted wardrobes and a modern bathroom with a white three piece suite. Other benefits include a secure door entry system, views over the marina and River Stort, lots of storage and visitors parking. Lawrence Moorings is a private development located just off Sheering Mill Lane, within walking distance of Sawbridgeworth Train Station, local shops and open fields. Lease Remaining: 181 years. Service Charge: £1200 per year. Ground Rent: ZERO.



LM/REYLANDJOHNSON  
TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021



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>			(92 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>			(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 firms employment has the authority to make or give any representation or warranty in respect of the property.