



Lawrence Moorings | Sheering Mill Lane | Sawbridgeworth | CM21 9PE

Asking Price £268,000



Lawrence Moorings | Sheering Mill Lane
Sawbridgeworth | CM21 9PE
Asking Price £268,000

STILL AVAILABLE: AN IMMACULATE TWO BED GROUND FLOOR FLAT located on the popular Lawrence Moorings riverside development. The property offers spacious living throughout with a large lounge, modern fitted kitchen, two generously sized bedrooms and a family bathroom suite. This property is very well presented and the vendors have recently fitted new UPVC double glazed windows and flooring throughout. Externally, the extremely well looked after communal grounds benefit from outside seating areas, access to the River Stort and secure access gate to Sawbridgeworth station and Maltings. Viewings highly recommended.

- Two Bedrooms
- Allocated Parking
- Council Tax Band: D
- Ground Floor Flat
- Close to Train Station
- EPC Rating: C

Entrance Hall

Front door, secure intercom system to wall, internal door to lounge, radiator to wall and storage cupboard.

Lounge/Diner

18'09 x 13'00 (5.72m x 3.96m)

Large lounge offering plenty of living space with both dual aspect windows to communal gardens and radiators to wall. Internal door to Kitchen.





Kitchen

7'11 x 8'06 (2.41m x 2.59m)

Modern fitted kitchen with a range of wall and base units boasting new worktops. Further benefits are space for fridge freezer, plumbing for washing machine, 1.5 stainless steel sink and drainer and integrated gas hob and oven. Vaillant boiler to wall.

Bedroom One

11'11 x 12'11 (3.63m x 3.94m)

Large double bedroom, built in wardrobes, storage cupboard, radiator to wall and dual aspect windows.

Bedroom Two

8'11 x 9'00 (2.72m x 2.74m)

Generously sized bedroom with radiator to wall and window.

Bathroom

Family bathroom suite offering white bath with shower, white toilet, vanity sink and new flooring tiles. Other features include extractor fan, shavers point and chrome heated towel rail.



Lease Information

We have been provided the below by the vendors.

The property is leasehold with 92 years remaining on the lease. The service charge is £1,000 per annum and the ground rent is £300 per annum.

Location

Lawrence Moorings is a private area located within the heart of Sawbridgeworth and is a short walk from Sawbridgeworth Train Station and High Street benefitting from local amenities and schooling.

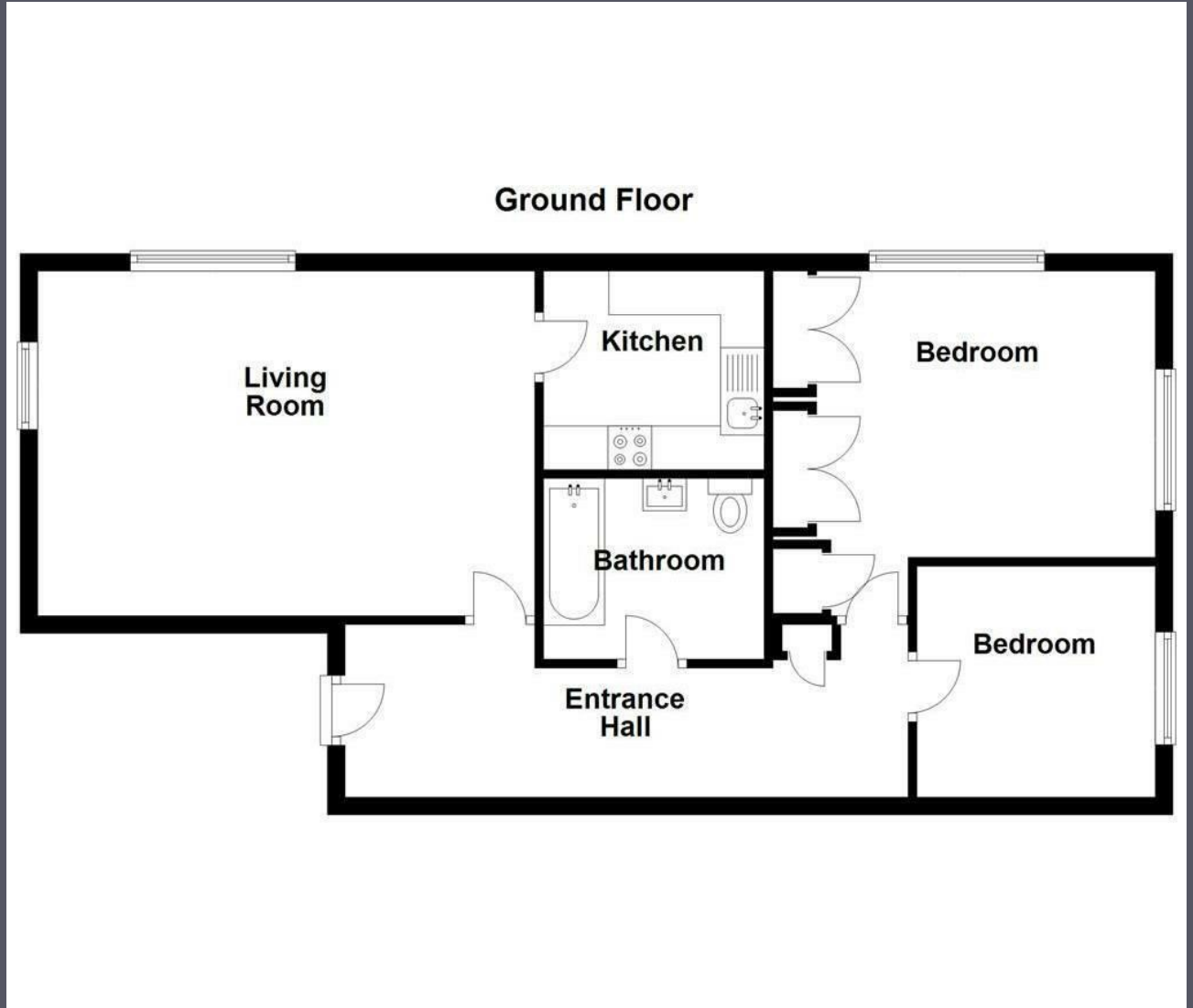
Lawrence Moorings

The well presented communal gardens offer ample seating areas, allocated parking (with plenty of visitor bays) and private entrance with further gates (with key fob) leading to The Maltings and Sawbridgeworth Train Station.

Agents Notes

Please note this property is owned by a relative of Sam Newman (Director of clarknewman).





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 74 → 77 | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |

Equity House
 4-6 Market Street
 Harlow
 Essex
 CM17 0AH
 01279 400444
 hello@clarknewman.co.uk