



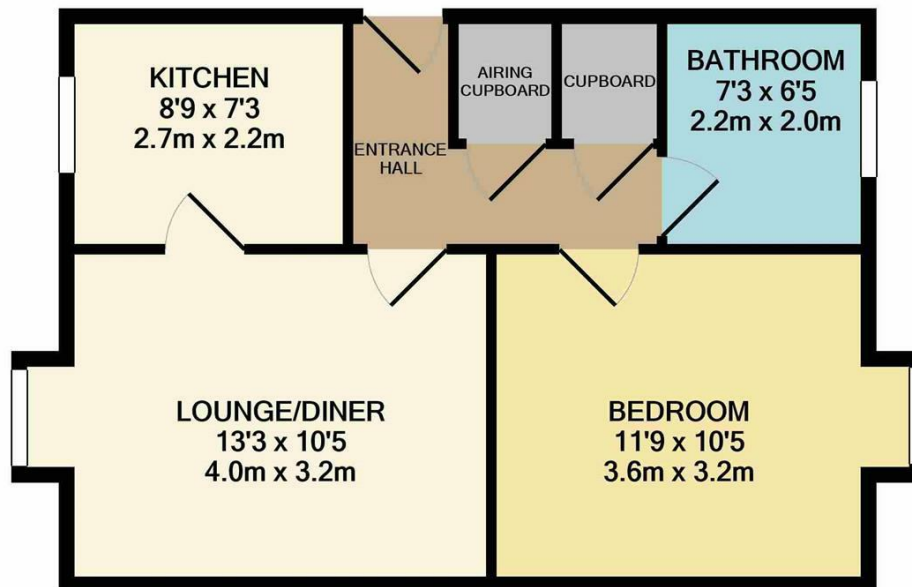
Lawrence Moorings, Sawbridgeworth, CM21 9PE
£1,100 Per Month

- One Double Bedroom
- Available late June 2025
- Views Over The Marina
- Top Floor Apartment
- Well Presented
- Undercroft Parking

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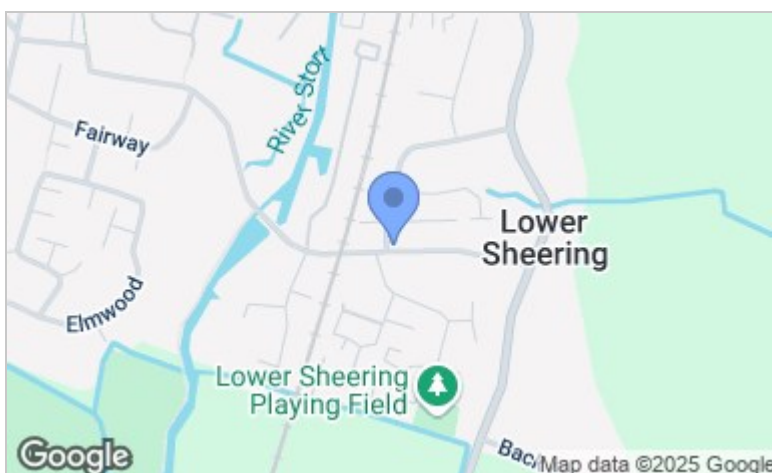
Available from late June 2025 is this well presented one bedroom top floor apartment, which includes undercroft parking, located in the ever desirable Lawrence Moorings development on an unfurnished basis. The property comprises an entrance hallway leading to a bright lounge/diner, modern tiled kitchen 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 of Sheering Mill Lane, within walking distance of Sawbridgeworth Train Station, local shops and open fields.



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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