





welcome to

Copper Court, SAWBRIDGEWORTH

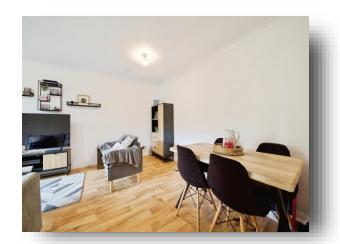
William H Brown are delighted to bring to the market this well presented, ground floor flat situated in the heart of Sawbridgeworth. The location puts you within minutes walks to either the village high street, local parks such as Pishiobury Park, plenty of schools and Sawbridgeworth train station.













-Accommodation Overview-

Entrance Hall

With storage cupboard.

Lounge

 $17' \ 10'' \ x \ 12' \ 3'' \ (5.44 \ m \ x \ 3.73 \ m)$ Wooden floor, radiator and sliding door to the balcony.

Kitchen

9' 9" x 6' 5" (2.97m x 1.96m)

Window to front aspect, fitted wall and base units with work surfaces over, sink with drainer unit, electric oven and hob with extractor fan, partially tiled and space for white goods.

Bedroom 1

12' 6" x 10' 9" (3.81m x 3.28m)

Window to front aspect, built in wardrobes, wood flooring and radiator.

Bathroom

Window to side aspect, wc, bath with shower screen, wash hand basin and partially tiled.

Balcony





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- Share of freehold
- One bedroom
- Ground floor position
- Access to Sawbridgewroth station
- Private balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1968 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 56.6 m² (609 sq.1), approx.

This floor area (609 sq.1) a not flown to scale. Any neasurements, floor areas (including any total floor area), openings and orientation are approximate. No statistic purposes of the special area guaranteed, they cannot be relied upon for any purpose and they do not form part of any appearant. No labelity is taken for any error, ornesson or misstatement. A party and the special properties of the special proper

£240,000







Brook Rd Map data ©2025 Google

Please note the marker reflects the postcode not the actual property

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Property Ref: HLO105085 - 0001 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk