



Apartment (EPC Rating: C)

LAWRENCE MOORINGS

SAWBRIDGEWORTH

CM21 9PE

PCM

£1,350 PCM

- Available end of April
- 2 bedroom apartment
- Ground floor adjacent to the River
- Gas central heating
- Unfurnished
- Views overlooking the river and moorings
- Fitted kitchen
- Lounge/diner
- Allocated parking plus visitors
- Communal gardens



Fordyce Furnivall
Residential Sales & Letting Agents



2



1



1



C

2 Bedroom Apartment located in SAWBRIDGEWORTH

Being offered unfurnished and available in March, a well presented 2 bedroom ground floor apartment with River and Mooring views from all rooms situated in the very popular award winning Laurence Moorings nestled along the banks of the River Stort offering picturesque walks. Only a 5 minute walk from the railway station, the accommodation comprises entrance hall, fully fitted kitchen, lounge/diner, 2 bedrooms and bathroom. Outside are attractive communal gardens overlooking the river. There is 1 allocated parking space with the property and ample visitor's parking. Additional features include gas central heating and UPVC double glazed windows throughout.

SITUATION

Lawrence Moorings is ideally positioned being just a five minute walk from Sawbridgeworth's mainline train station serving London Liverpool Street and Cambridge. The property is also within walking distance of Sawbridgeworth's town centre with its wide variety of shops for all your day-to-day needs, sought after schools, restaurants, cafes and public houses. The larger towns of Bishop's Stortford and Harlow are each within a short drive and offer multiple shopping centres, recreational facilities, mainline train stations and of course, M11 leading to M25 access points.

COMMUNAL ENTRANCE

Secure intercom system, stairs rising to all floors.

GROUND FLOOR

ENTRANCE HALL

Secure intercom system, 2 x storage cupboards, laminate flooring, door to:

LIVING/DINING ROOM

9'10" x 18'2"

Two double glazed windows to the front aspect overlooking the river, laminate flooring, T.V. and telephone point, radiator.

KITCHEN

7'4" x 8'3"

Fitted with a modern range of base and eye level units with complimentary working top surfaces over, inset stainless steel sink with mixer tap, tiled splash backs surround, built-in oven, inset hob with chimney style extractor fan over and stainless steel splash back, fridge/freezer, washing machine, tiled flooring, double glazed window to the side aspect.

BEDROOM 1

8'9" x 12'6"

Double glazed window to the front aspect overlooking the moorings, radiator.

BEDROOM 2

7'5" x 12'6" max

Double glazed window to the front aspect overlooking the moorings, radiator.

BATHROOM

Low flush WC, wash hand basin with mixer tap, wall mounted vanity cupboard with mirrored doors, panel enclosed bath with shower attachment and glass screen, fully tiled walls, tiled flooring, extractor fan.

OUTSIDE

COMMUNAL GARDENS

Attractive communal gardens overlooking the river.

PARKING

There is one allocated secure parking space with the property with ample visitors' parking

LOCAL AUTHORITY

Epping District Council

Tax Band: C

£1,902.82

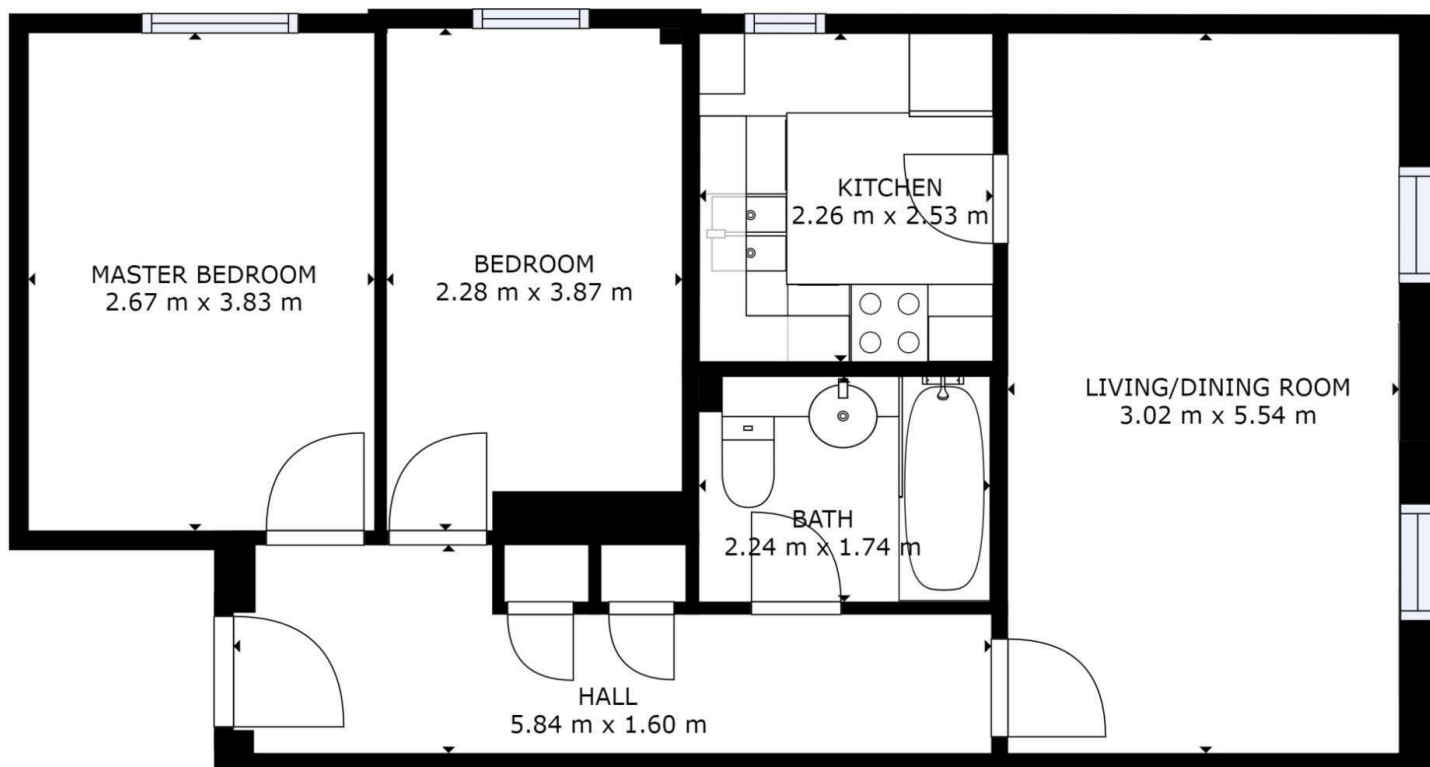
DIRECTIONS

From our offices in Bishop's Stortford, follow the road round and turn right at the traffic lights onto the Causeway. Take the first exit at the mini-roundabout and continue up the hill towards the Hockerill traffic lights. At the traffic lights turn right onto London Road and follow signs to Sawbridgeworth. At the double mini



roundabouts take the first exit onto Station Road and continue over the railway line. Take the first right onto Sheering Lower Road and follow the road round, taking the fourth turning on the left onto Sheering Mill Lane. Just before the River, turn right into Lawrence Moorings and the apartment can be found half way down on the left hand side.





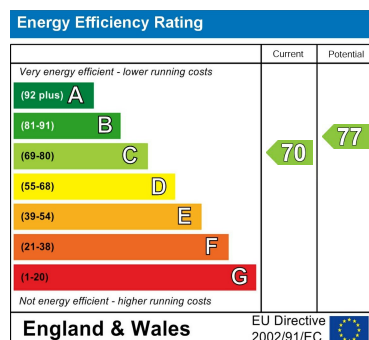
GROSS INTERNAL AREA
TOTAL: 56 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.