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**FORTUNE & COATES**

The People's Estate Agent



## 5 Tudor Court, Sawbridgeworth, CM21 0DJ

Offers in excess of £170,000

Situated in this highly sought after location, we present this immaculate one bedroom apartment in Tudor Court, Sawbridgeworth. Entering via the hallway, this property comprises a spacious living room, kitchen, larger than average bedroom and an ideal shower room. Externally, you are offered a secure gated entrance and residents car park. Tudor Court also falls within a walking distance to Sawbridgeworth train station, High Street, restaurants, local shops and amenities.

The property itself has a secure, gated car park with residents parking. The lease length is in the region of 97 years.

COUNCIL TAX Band B 22/23 = £1,583.66



## Floor Plan



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



## Energy Efficiency Graph

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

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