



The Meadows, Sawbridgeworth, CM21 9PZ  
£150,000

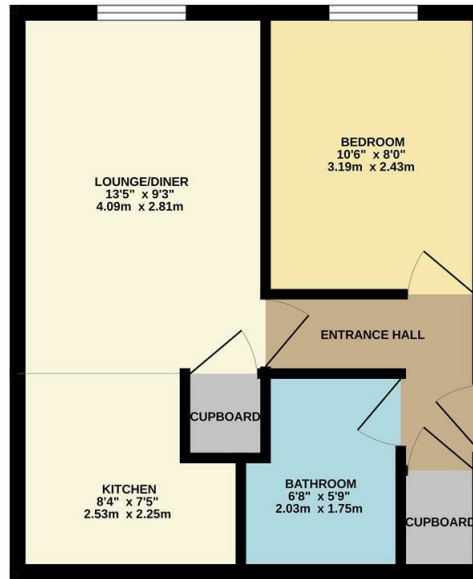


# The Meadows, Sawbridgeworth, CM21 9PZ

Located at the end of a quiet cul-de-sac and offered with no onward chain is this one double bedroom, ground floor apartment with residents parking, within walking distance of Sawbridgeworth Train Station. As you enter there is a hallway leading to an open plan lounge/diner and kitchen with a range of fitted wall and base units, a double bedroom and a bathroom with a white three piece suite. Other benefits include a secure door entry system and beautiful communal gardens. The Meadows is found just off Sheering Lower Road with local shops, open fields and the River Stort within walking distance. Lease Remaining: 147 years. Service Charge: £1367.23 per year. Ground Rent: ZERO.



GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TMREYLANDJOHNSON  
TOTAL FLOOR AREA: 358 sq.ft. (33.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <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>		
Not energy efficient - higher running costs		
		<b>75</b>
		<b>59</b>
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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