



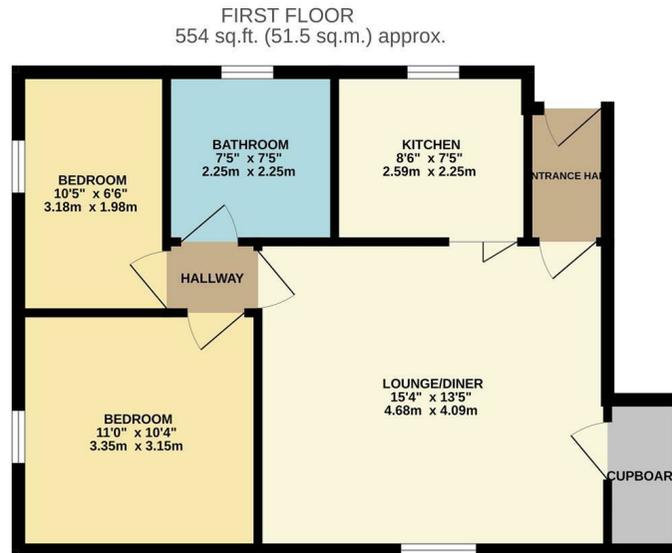
Barn Court, Sawbridgeworth, CM21 9QN
Offers Over £220,000

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Barn Court, Sawbridgeworth, CM21 9QN

****CHAIN FREE**** Located perfectly in the centre of Sawbridgeworth within walking distance to Sawbridgeworth Train Station. all local shops, schools and restaurants is this first floor apartment with allocated parking and a share of freehold. As you enter there is a large lounge/diner, modern fitted kitchen with a range of fitted wall and base units, two bedrooms and a bathroom with a white three piece suite.

Barn Court is located just off Station Road, within walking distance of Sawbridgeworth Train Station with direct trains to London and Cambridge, excellent local schools, open fields and a stones throw from Bell Street.
 Lease Remaining: 89 years. Service Charge: ZERO. Ground Rent: Zero. Contribution to Buildings Insurance: £222 per year.



BCIREYLANDJOHNSON
 TOTAL FLOOR AREA: 554 sq.ft. (51.5 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) A			
(81-91) B			
(69-80) C			
(55-68) D		73	73
(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	

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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