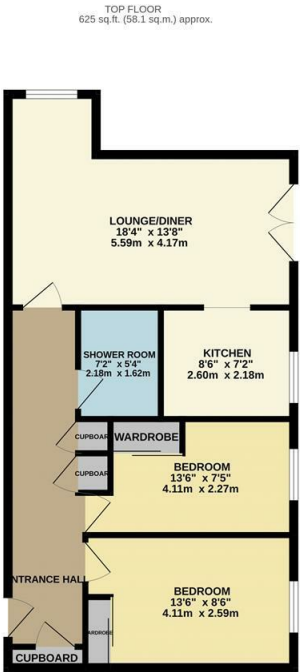


Lawrence Moorings, Sawbridgeworth, CM21 9PE
£280,000



Lawrence Moorings, Sawbridgeworth, CM21 9PE

A well-presented two-bedroom top-floor apartment, offering allocated parking and attractive views overlooking the river. The property benefits from a secure communal entrance with an entry phone system and comprises an entrance hallway with useful storage cupboards, a spacious lounge/diner featuring French doors opening onto a Juliet balcony, and a modern fitted kitchen with a range of wall and base units. There are two well-proportioned bedrooms, both benefiting from fitted wardrobes, alongside a contemporary shower room fitted with a white suite and a walk-in shower cubicle. Lawrence Moorings is an attractive gated development, offering communal green spaces, scenic riverside walks and marina. The property is ideally situated within a short walking distance of Sawbridgeworth train station and the town's high street, making it an excellent choice for commuters and those looking to enjoy the local amenities. Lease: 88 Years remaining, Service Charge: £1250.00 per annum, Ground Rent: £300.00 per annum.



REVLANDJONHNSON
TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here and been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan Studio



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	78	78
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.