

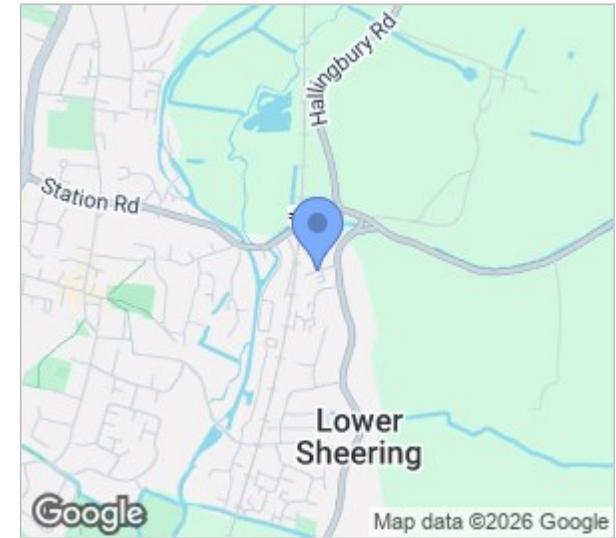


Sheering Lower Road, Sawbridgeworth, CM21 9RF  
£1,125 Per Month

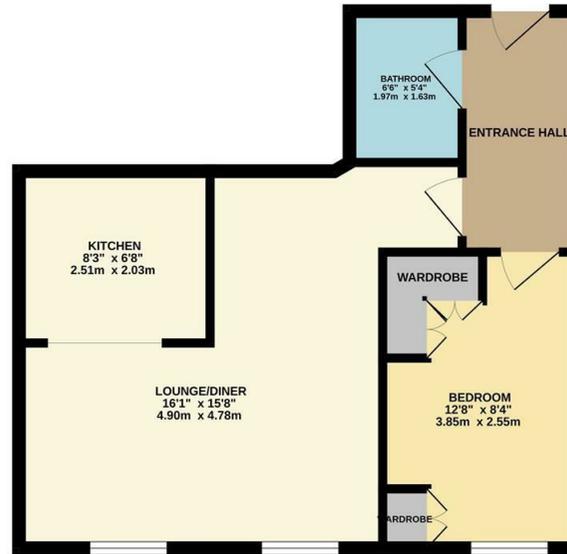
1 bed 1 bath 1 sofa C

# Sheering Lower Road, Sawbridgeworth, CM21 9RF

**\*CURRENTLY BEING RE-CARPETED & DECORATED\*** A one bedroom second floor home, situated in a popular development of apartments, close to the train station and with pleasant views overlooking communal grounds and picturesque duck pond. The property is accessed via a secure door entry system and has well maintained communal hallways, stairs and lifts as well a large residents parking area. The property has an entrance hall, double bedroom with wardrobes, reception room with space for living & dining areas, modern bathroom and fitted kitchen with white goods. Available NOW on an unfurnished basis.



GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



| 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 |                         |           |
|   | 79                      | 85        |
| 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 |           |

TOTAL FLOOR AREA: 453 sq.ft. (42.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error or omission in the information. The data for this document is provided by the seller and is not intended for use in any prospective purchase. The services, systems and appliances shown have not been tested and not guaranteed as to their operating efficiency can be given.  
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