





## The Meadows, Sawbridgeworth

£240,000

🛏 2 🚿 1 🛋 1

- Two bright and comfortable bedrooms both with wardrobes
- Modern Neff fitted kitchen
- Spacious living and dining
- Extended 150 year lease
- Allocated covered carport
- Fresh UPVC windows and new front door
- Short walk to Sawbridgeworth station
- Moments from Town centre
- Well-kept communal gardens
- Move-in ready

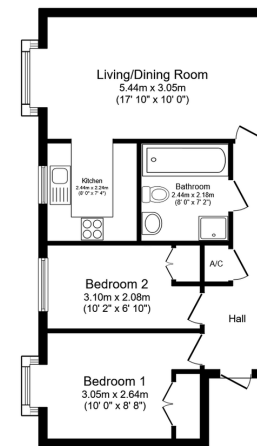


Perfect for London or Cambridge commuters, this first-floor apartment offers light-filled living, upgraded finishes, a long lease and well-kept communal gardens — all set in a peaceful, walkable Sawbridgeworth location.









**Floor Plan**  
Floor area 55.4 sq.m. (596 sq.ft.)

Total floor area: 55.4 sq.m. (596 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



71 The Meadows  
Sawbridgeworth  
CM21 9RA

Energy rating

**C**

Valid until: 4 August 2030

Property type: Flat

Total floor area: 52 square meters

#### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.

COLCHESTER 01206 480008 | BRAINTREE 01376 343777 | TAKELEY 01279 808707 | BISHOP STORTFORD 01279 808708

ENQUIRES@FISHERESTATES.CO.UK | LETTINGS@FISHERESTATES.CO.UK

WWW.FISHERESTATES.CO.UK