

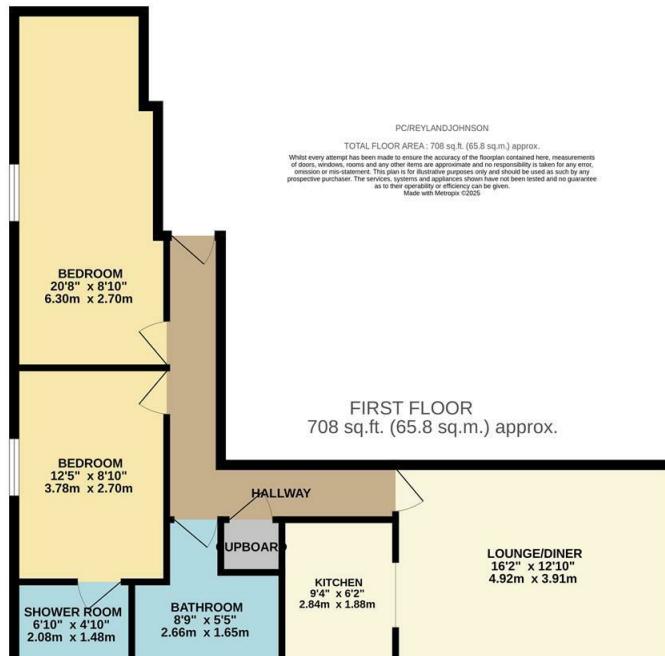
The Maltings, Sawbridgeworth, CM21 9RB
£280,000



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Located just a stones throw away from Sawbridgeworth Train Station in the beautiful setting of Priors Court, is this two double bedroom, first floor apartment with off street parking included. As you enter there is a long hallway, with two double bedrooms - one of which has an en-suite shower room, an open plan lounge/diner with a modern fitted kitchen and a well presented bathroom with a white three piece suite. Outside there is a beautiful setting, with a green, duck pond and off street parking, with local shops, schools and the River Stort within walking distance.

Lease Remaining: 150 years. Service Charge: £2800 per year. Ground Rent: £150 per year.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | 72 | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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.

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