



LEASEHOLD

SPINNEY COURT

Sawbridgeworth, CM21 9DA

KEY FACTS

- . Ground floor apartment
- . Allocated parking
- . 2 double bedrooms
- . Communal gardens
- . Open plan living area
- . Short walk to mainline train station
- . Modern, high specification kitchen
- . Close to town centre
- . Extended, long lease
- . EPC Rating - D





PROPERTY DESCRIPTION Spinney Court is a prime location within the centre of the town. The town's amenities and transport links are all accessible on foot yet the location is peaceful, tucked away from major roads and the rail line. Sawbridgeworth is an ideal location for commuters to London and Cambridge with easy access to the M11 at Harlow (South) and Bishop's Stortford (North). The mainline train station serves London's Liverpool Street and Cambridge.

This well-presented ground floor flat is located down the end of The Orchards tucked away from the main roads with shortcut access throughout to the Shell garage only accessible by residents of Spinney Court. The grounds are well maintained with communal gardens and allocated parking spaces as well as off road parking for guests and visitors.

The front door of the property opens into the hall with the sitting room to the right that is open plan to the dining area and modern, high specification kitchen with an integrated oven, induction hob and space for multiple appliances. Both bedrooms at the property are doubles offering great space and there is also a shower room with a basin and w/c. The windows at the property are also double glazed.

The service charge is £83 per month.

The ground rent is £250 per annum payable advance in September, £500 from 28/09/2046, £1000 from 28/09/2076.

The lease length is 162 years.

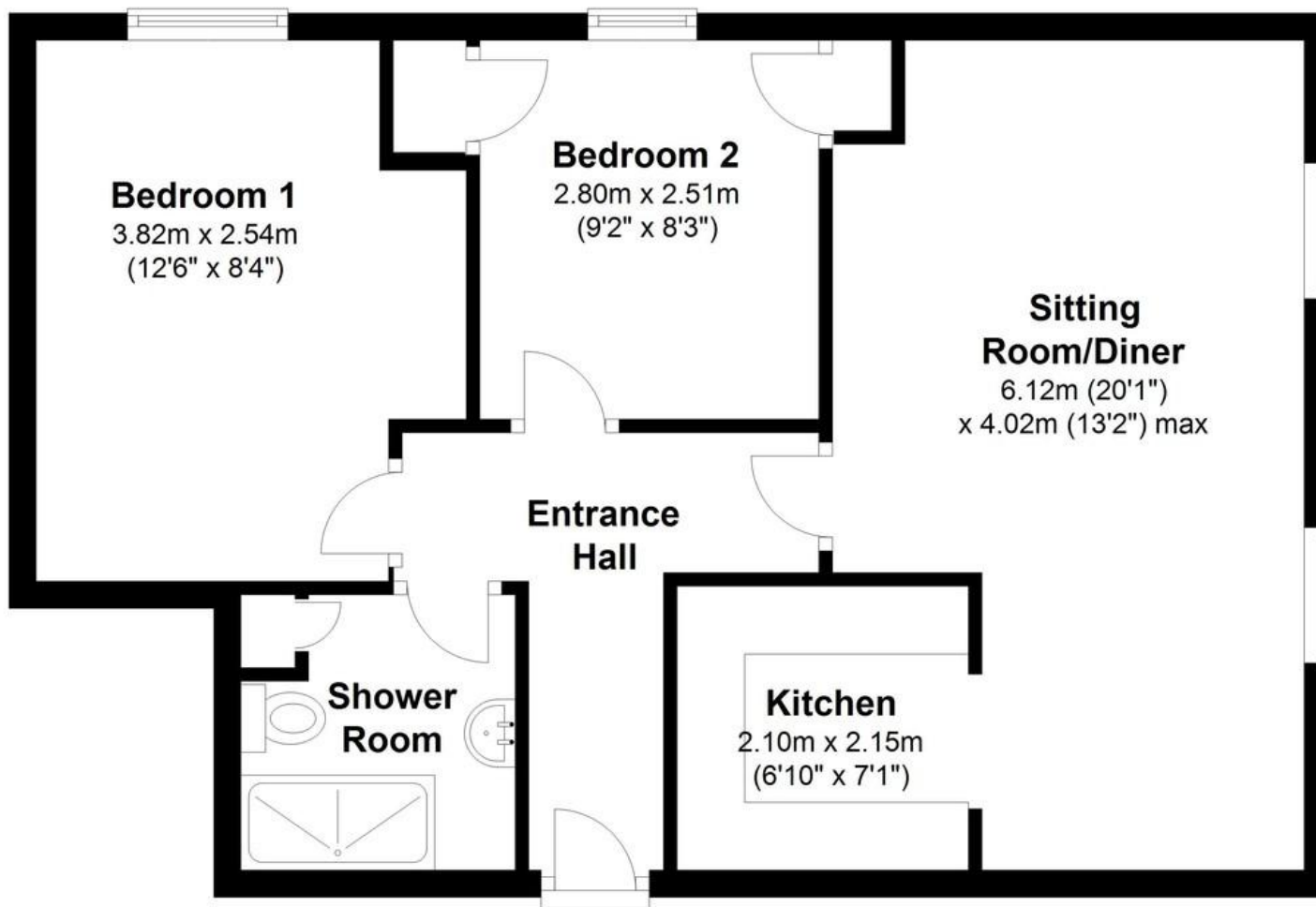


TOWN & COUNTRY LIVING

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Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 56.9 sq. metres (612.9 sq. feet)

Agents Notes. These particulars, with approximate measurements have been produced in conjunction with the vendor(s) and are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

The floor layout is purely for guidance purposes as a general overview of room layout, not to scale. Room dimensions are sometimes maximum measurements. Items shown in this room are not fact. Such as the Flooring, doors, windows and bathrooms and kitchens are just a guide and not precise.



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