



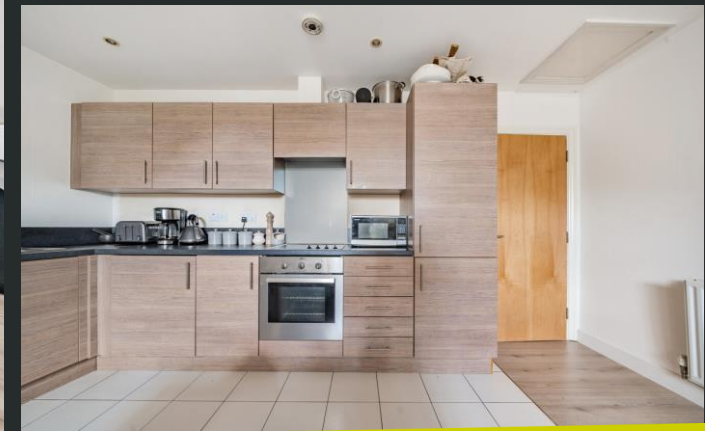
38 Willow Court, London Road,
Sawbridgeworth, Hertfordshire, CM21 9FD

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Offers in excess of: £160,000
75% Shared Ownership
Leasehold



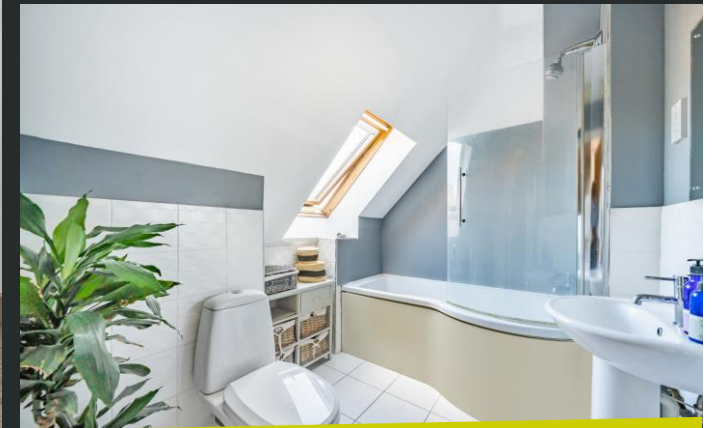
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Available to purchase as a 75% share is this spacious one-bedroom top floor apartment located in a central position, within easy walking distance to Sawbridgeworth High Street, train station, local shops and amenities. The property features high ceilings throughout and comprises an entrance hall, open plan kitchen/lounge/dining room with integrated appliances, one double bedroom and a family bathroom. Outside offers allocated parking, communal gardens and bike storage.

There are 110 years remaining on the lease, £81.30 per month for rental portion, service charge and buildings insurance is £77.14 per month and the ground rent is £200 per annum.

Council Tax Band B. EPC Band C.



Large One Bedroom Top Floor Apartment
Integrated Appliances
75% Share
One Allocated Parking Space
Walking Distance to Town
Access to Communal Garden
Offered Chain Free

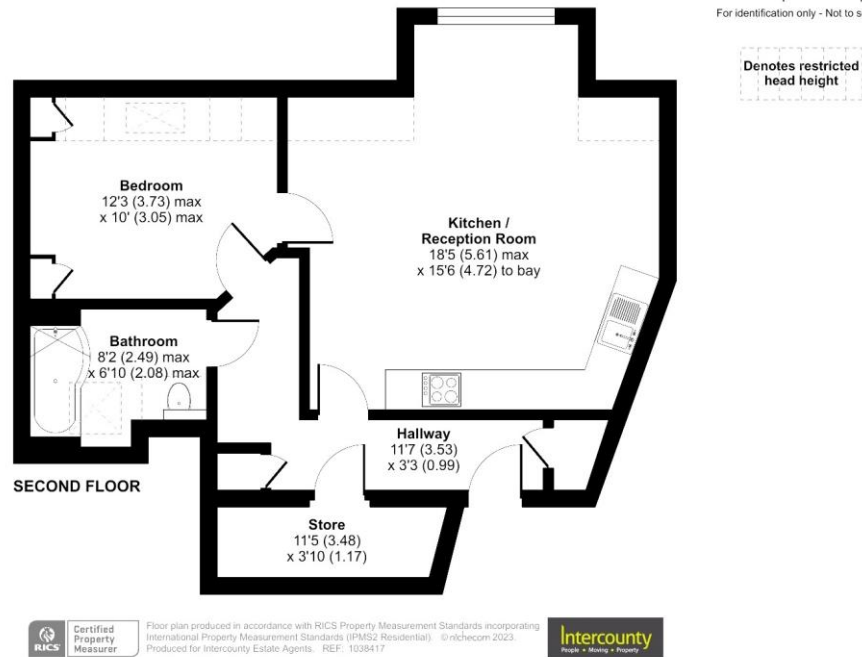
ADDITIONAL INFORMATION

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.



London Road, Sawbridgeworth, CM21

Approximate Area = 582 sq ft / 54.1 sq m
Limited Use Area(s) = 57 sq ft / 5.3 sq m
Total = 639 sq ft / 59.4 sq m
For identification only - Not to scale



Entrance Hall

11'7" x 3'3" (3.53m x 1m)

Store

11'5" x 3'10" (3.48m x 1.17m)

Kitchen/Reception Room

18'5" x 15'6" (5.61m x 4.72m)

Bedroom

12'3" x 10' (3.73m x 3.05m)

Bathroom

8'2" x 6'10" (2.5m x 2.08m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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