



4 Granary Court, Bell Street, Sawbridgeworth,
Hertfordshire, CM21 9QH

Offers in excess of: £130,000
Leasehold

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First floor studio apartment situated within a central position in the heart of Sawbridgeworth moments away from Bell Street. The property offers an entrance hall, large open plan kitchen and lounge and a separate family bathroom. Outside offers an allocated parking space.

The property is currently let for £675pcm and the tenant is happy to remain if purchasing for investment.

There are remaining 150 years left on the lease, service charge is £90 per month and ground rent is £50 per annum.

EPC Band C. Council Tax Band A.



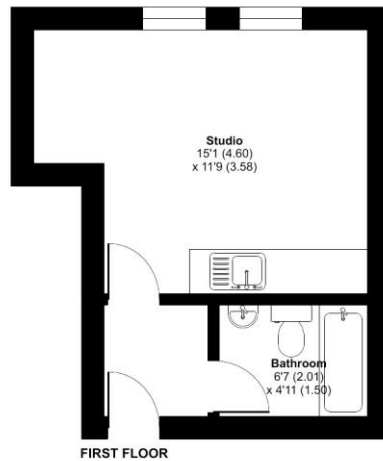
Studio Flat
Central Location
Light & Airy
Allocated Parking
Sold with a Tenant in Situ
Potential Rental Income £750PCM
EPC Rating: C
Council Tax Band A

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.

Bell Street, Sawbridgeworth, CM21

Approximate Area = 224 sq ft / 20.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2023. Produced for Intercountry Estate Agents. REF: 1048406



Studio

15'1" x 11'9" (4.6m x 3.58m)

Bathroom

6'7" x 4'11" (2m x 1.5m)

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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