



191 Lawrence Moorings, Sheering Mill Lane,  
Essex, CM21 9PF

Offers in excess of: £260,000  
Leasehold

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\*\*\*CHAIN FREE\*\*\* A beautifully presented, two-bedroom, second floor apartment in the ever popular Lawrence Moorings development, within easy walking distance to the Sawbridgeworth mainline train station, high street, local shops and amenities. The property offers two double bedrooms, a large reception room, separate kitchen and a modern bathroom. The property benefits from allocated parking, amazing river views and well looked after grounds within a safe gated development.

The apartment is leasehold with 90 years remaining on the lease. The annual service charge is £1000 and ground rent is £300.

Council Tax Band D. EPC Band B.



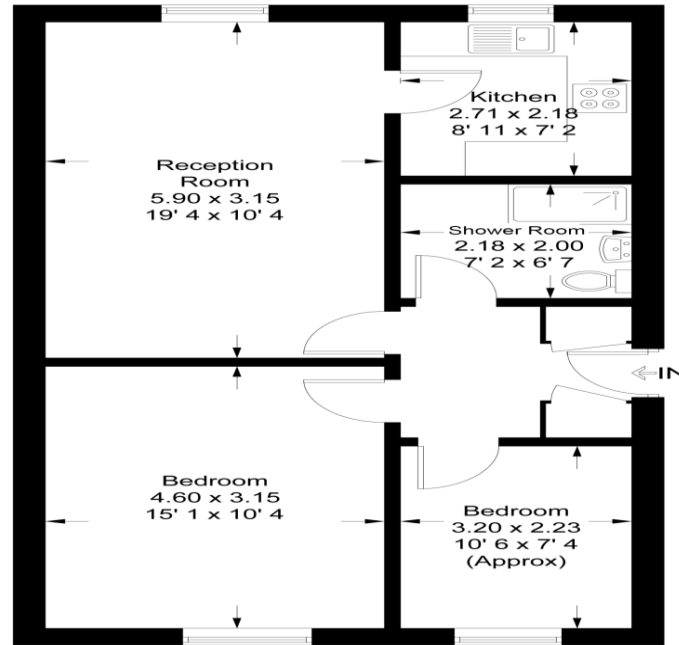
2 Bedroom Apartment  
2nd Floor  
Gated Development  
Parking  
Riverside Communal Gardens  
Chain Free  
Potential Rental Income £1200 PCM  
Council Tax Band D  
EPC Band B

#### 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.

## Lawrence Moorings

Approximate Gross Internal Area = 626 sq ft / 58.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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**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 Intercounty.

**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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