

Lawrence Moorings, Sheering Mill Lane

2 Bedroom Flat/Apartment

Intercounty





This beautifully presented two-bedroom top floor apartment is situated in the highly sought-after riverside development of Lawrence Moorings. This property has been tastefully decorated and modernised by the current owners, including a modern bathroom suite and flooring.

The apartment features a large open-plan lounge/dining area that offers stunning views over the River Stort, creating a peaceful and scenic backdrop. The separate kitchen is well-appointed and seamlessly integrates with the living space, creating excellent practicality and comfort.

There are two good sized double bedrooms both of which feature sky lights that enhance and brighten the space, as well as adding an aesthetic element. The main bedroom benefits from a large freestanding wardrobe offering ample storage space. The bathroom is modern, spacious and finished to a high standard.

The property further benefits from loft space, offering valuable additional storage.

EPC Band C & Council Tax Band C

Offers in excess of
£260,000

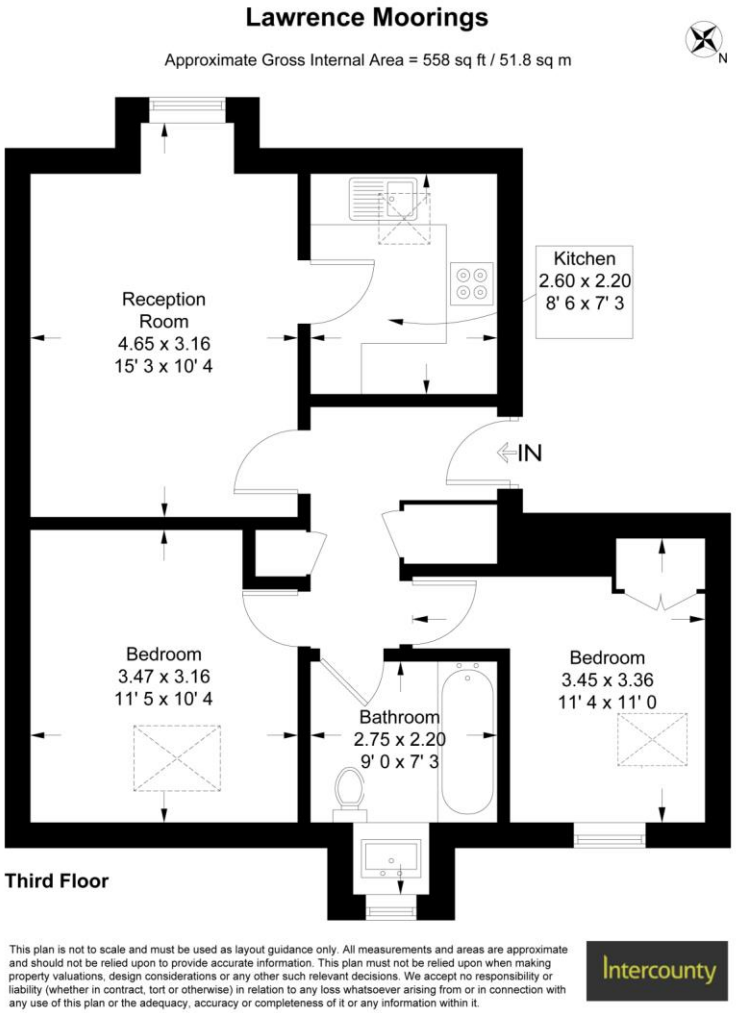
For convenience, it is within just a few minutes' walk of the mainline train station with direct trains to both London Liverpool Street and Cambridge, making it perfect for commuters. Sawbridgeworth town is also within walking distance, providing easy access local amenities.

The property is leasehold with 87 years remaining.
The annual service charge is £1200, and ground rent is £300 per annum.

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.







Property Details

2 Double Bedroom Apartment

Top Floor

Tastefully Decorated and Modernised

Sought After Development

Resident Parking

Views Over River Stort

Close to Station

Potential Rental Income £1350 PCM

EPC Band C & Council Tax Band C

Tenure - Leasehold

163 Lawrence Moorings,
Sheering Mill Lane, Sawbridgeworth,
Hertfordshire, CM21 9PF

Listed by



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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. 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 services. 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. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.

The Property Ombudsman

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