

Station Road, Sawbridgeworth

1 Bedroom Flat/Apartment

Intercounty







A rare opportunity to acquire this one bedroom apartment forming part of the prestigious Grade II listed Maltings conversion at River Court.

The well-proportioned accommodation comprises an inviting entrance hall leading through to a bright and spacious living/dining room, which in turn opens into a well-appointed fitted kitchen offering an excellent range of storage and workspace together with integrated appliances. A particular feature of the property is the impressive storage cellar, accessed directly from the kitchen, providing an abundance of practical storage rarely found in apartments of this type. The generous double bedroom is complemented by a modern bathroom fitted with a contemporary white suite incorporating a bath with shower over, vanity wash hand basin, WC and a chrome heated towel rail.

Externally, residents enjoy well-maintained communal gardens, communal drying and bin storage areas, together with the added benefit of an allocated covered car port. Combining period character with practical modern living, an extended lease and an exceptionally convenient location, this excellent apartment would make an ideal first-time purchase, investment opportunity or low-maintenance home

Council Tax Band B. EPC Exempt.

Asking Price
£190,000

Benefitting from an extended lease, an allocated covered car port and a substantial private storage cellar, the property occupies an enviable position just a five-minute walk from Sawbridgeworth's mainline train station, providing direct services to London Liverpool Street and Cambridge. The thriving village centre is also within easy walking distance, offering an excellent selection of independent shops, cafés, restaurants, public houses and highly regarded schools. The neighbouring towns of Bishop's Stortford and Harlow provide a wider range of shopping, leisure and recreational facilities, together with convenient access to the M11 and M25.

There are 156 years remaining on the lease.
The service charge is £1620 per annum.
The ground rent is £50 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.























Agent's Note / Lease Information

Lease Length – Approx. 156 Years Remaining
Service & Maintenance Charge – Approx. £1620 pa
Ground Rent - Approx. £50 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

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IntercountyEA

Listed by

Sam Cross
01279 600333
sawbridgeworth@intercounty.co.uk

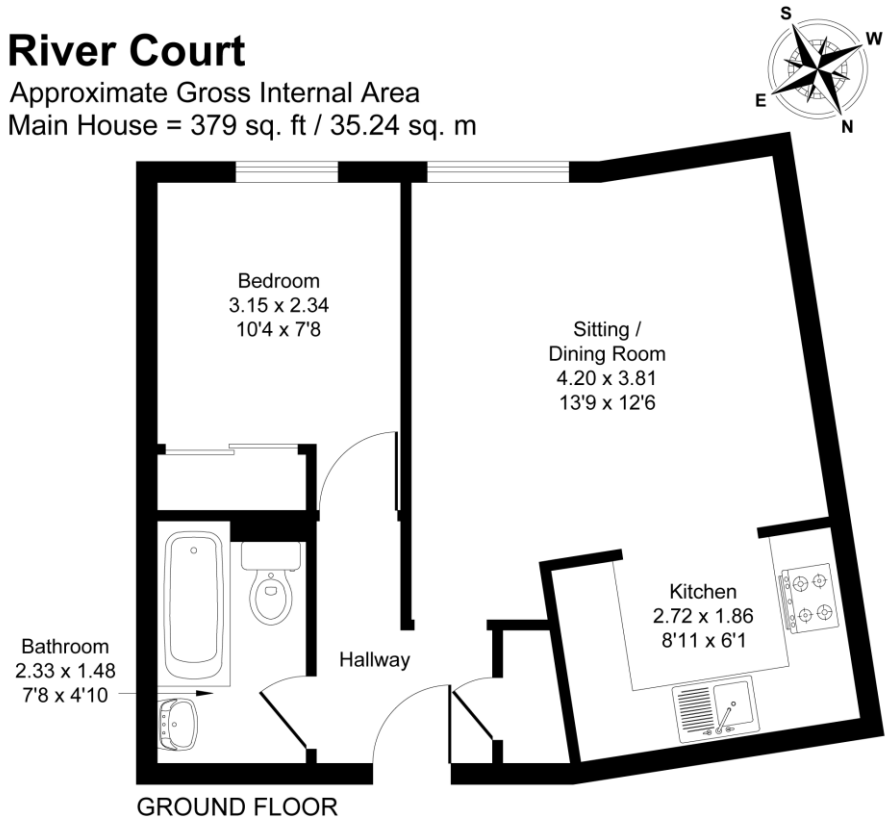
The Property Ombudsman

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River Court

Approximate Gross Internal Area
Main House = 379 sq. ft / 35.24 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

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Property Details

1 Bedroom Apartment

Off Road Parking

Walking Distance to Station

Potential Rental Income £1100 PCM

Council Tax Band B

EPC Exempt/Grade II Listed

Tenure - Leasehold

Flat 1, River Court, Station Road, Sawbridgeworth, Hertfordshire, CM21 9PX

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.