



33-35 Knight Street, Sawbridgeworth, CM21 9AX
£110,000



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****Cash Buyers Only**** Located in central Sawbridgeworth and only a 10 minute walk to Sawbridgeworth Train Station is this spacious Grade II listed first floor apartment in need of modernisation throughout. The property is accessed via a stunning newly renovated communal area, with rear access leading through to the allocated parking space. Internally the apartment offers a large bedroom with loft space, open plan kitchen/lounge/diner and family bathroom with separate w/c. The apartment has amazing potential with period features through such as sash windows, beams, exposed brickwork and vaulted ceilings with velux windows.

Knight Street is located in central Sawbridgeworth within a few minutes walk to all local shops, schools, cafes and pubs. Please note there are only 58 years remaining on the lease meaning this property will be available for cash buyers only. Service Charge is £2466 a year, insurance is £800 a year and ground rent is £50 a year. CHAIN FREE.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.