



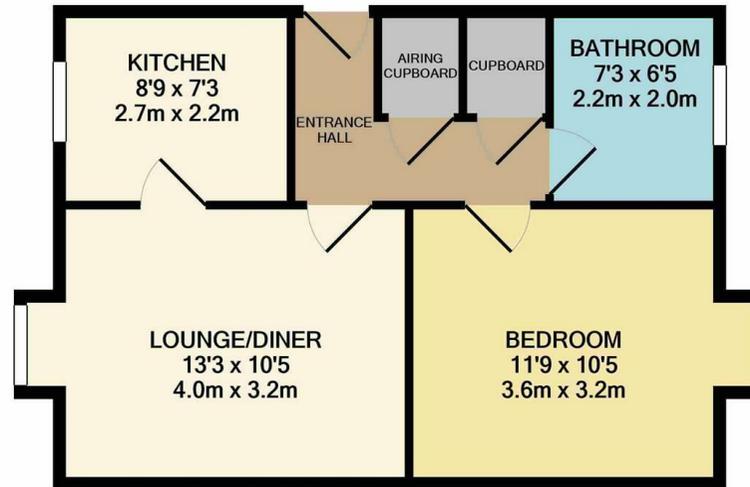
Lawrence Moorings, Sawbridgeworth, CM21 9PE
£1,100 Per Month

1 1 1

A set of three white icons on a dark blue background. From left to right: a bed icon, a bathtub icon, and a sofa icon. Each icon is followed by the number '1'.

Lawrence Moorings, Sawbridgeworth, CM21 9PE

Available from late June 2025 is this well presented one bedroom top floor apartment, which includes undercroft parking, located in the ever desirable Lawrence Moorings development on an unfurnished basis. The property comprises an entrance hallway leading to a bright lounge/diner, modern tiled kitchen with a range of fitted wall and base units, a double bedroom with fitted wardrobes and a modern bathroom with a white three piece suite. Other benefits include a secure door entry system, views over the marina and River Stort, lots of storage and visitors parking. Lawrence Moorings is a private development located just of Sheering Mill Lane, within walking distance of Sawbridgeworth Train Station, local shops and open fields.



LM/REYLANDJOHNSON
 TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 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 error, omission, or mis-statement. 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			England & Wales	EU Directive 2002/91/EC	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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