



Gibson Way, Saffron Walden, CB10 1AL

CHEFFINS

Gibson Way

Saffron Walden,
CB10 1AL

A modern two bedroom ground floor apartment located in the very heart of the popular market Town of Saffron Walden. With beautiful fitted kitchen, contemporary bathroom, entrance hall with built in storage as well as communal gardens to the front and rear of the property. Offered on an unfurnished basis and available mid August.

LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

2 1 1

£1,175 PCM





Communal Entrance Hall

With letterboxes serving each apartment and stairs ascending to the first floor. Door providing access to the rear of the building.

Entrance Hall

With storage cupboard and doors leading through to adjoining rooms.

Kitchen/Dining/Living Room

A beautifully fitted contemporary kitchen with ample storage and surface space as well as integrated oven, hob and extractor as well as fridge freezer, slimline dishwasher and washing machine. Views over the front aspect.

Bedroom one

With built in wardrobe and views over the rear aspect.

Bedroom Two / Study

An ideal home office, with built in wardrobe and views over the rear aspect.

Bathroom

Comprising white three piece suite with panelled bath and shower over, sink with vanity unit below and W/C. Obscured window overlooks the front aspect.

Outside

Externally the property boasts communal gardens to the front and rear.

Viewings

Strictly by appointment through the Agent.

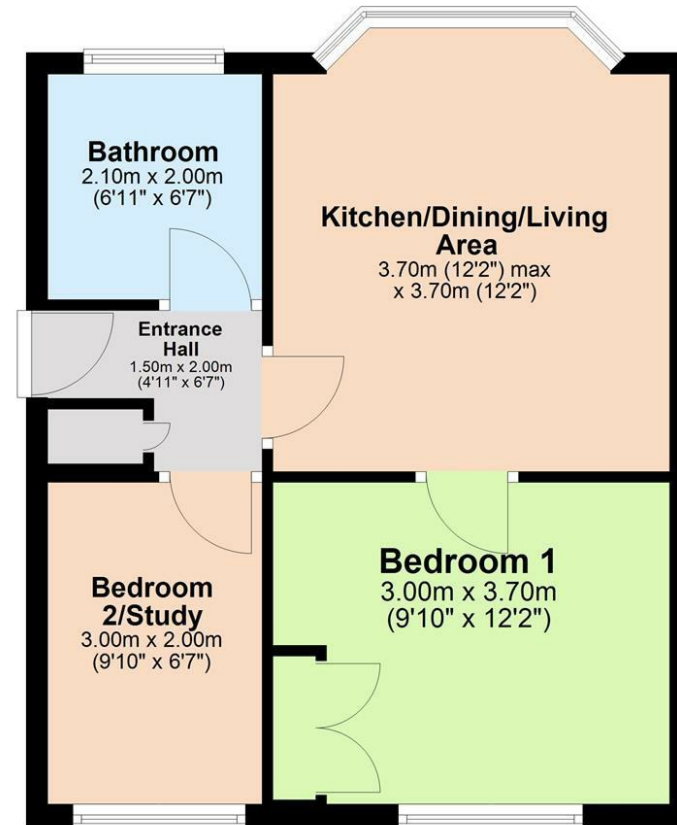
Letting Agent Notes

Holding Deposit - £271.00

For more information on this property please refer to the Material Information brochure on our Website.

Ground Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 39.8 sq. metres (428.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	

£1,175 PCM

Council Tax Band - C

Local Authority - Uttlesford District

Council

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

