



Long Horse Croft, Saffron Walden, CB11 4BL

CHEFFINS

Long Horse Croft

Saffron Walden,
CB11 4BL

A newly refurbished two bedroom first floor apartment positioned in a convenient location walking distance of the Town Centre and boasting communal grounds and parking. Offered on an unfurnished basis and available now.

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

£1,200 PCM





ENTRANCE HALL

With doors leading through to adjoining rooms as well as storage cupboard with shelving.

LIVING/DINING AREA

A spacious living area with large window allowing in plenty of natural light. Door leading through to kitchen.

KITCHEN

A brand new fitted kitchen offering plenty of cupboard and work surface space as well as integrated oven and hob with extractor over, fridge freezer and washing machine. There is another large window and storage cupboard with shelving.

BEDROOM ONE

A large double bedroom with large window allowing in plenty of natural light.

BEDROOM TWO

A good sized second bedroom with large window.

BATHROOM

Brand new three piece suite comprising bath with shower over, low level W/C and wash hand basin.

OUTSIDE

Externally the property boasts communal gardens and parking.

VIEWINGS

Strictly by appointment through the Agent.

LETTING AGENT NOTES

Holding Deposit : £276.00

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



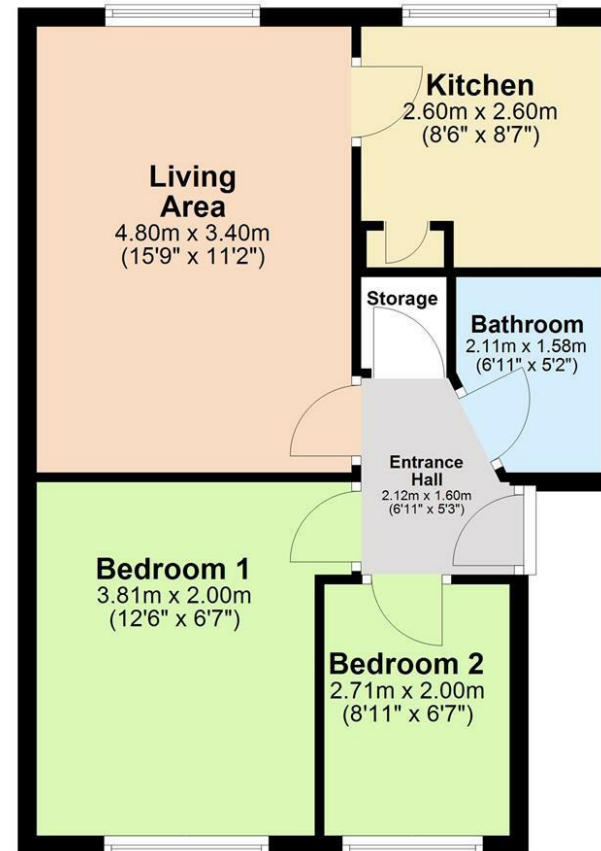


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,200 PCM
Council Tax Band – B
Local Authority – Uttlesford Council

Ground Floor

Approx. 49.2 sq. metres (530.1 sq. feet)



Total area: approx. 49.2 sq. metres (530.1 sq. feet)

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.

