



High Street, Saffron Walden, CB10 1EE

**CHEFFINS**

## High Street

Saffron Walden,  
CB10 1EE

Impressive double bedroom ground floor apartment positioned in a desirable location in the heart of Saffron Walden with all local amenities on your doorstep. Finished to a high specification, with communal courtyard and bike store. EPC Rating B and Council Tax Band D

### 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.



**£1,350 PCM**





## GROUND FLOOR

### KITCHEN/LIVING AREA

A large open space with fitted kitchen to one side of the room boasting integrated oven, hob with extractor over, fridge freezer and dishwasher. With base and eye level unit and worktop over. This opens through to :

### STUDY AREA

Set back from the living area, this versatile space could lend itself to an ideal home office.

### BATHROOM

A contemporary white three piece suite comprising large shower enclosure with waterfall shower head, W/C and sink with vanity unit below. Access through to :

### UTILITY AREA

Housing the water tank, with work surface and washing machine below. Space and plumbing for a tumble dryer.

### BEDROOM

With window overlooking side aspect.

### OUTSIDE

There is a shared courtyard area to

the front of the apartment as well as bike store.

## VIEWINGS

Strictly by appointment through the agent.

## LETTING AGENT NOTES

Holding Deposit : £311.00

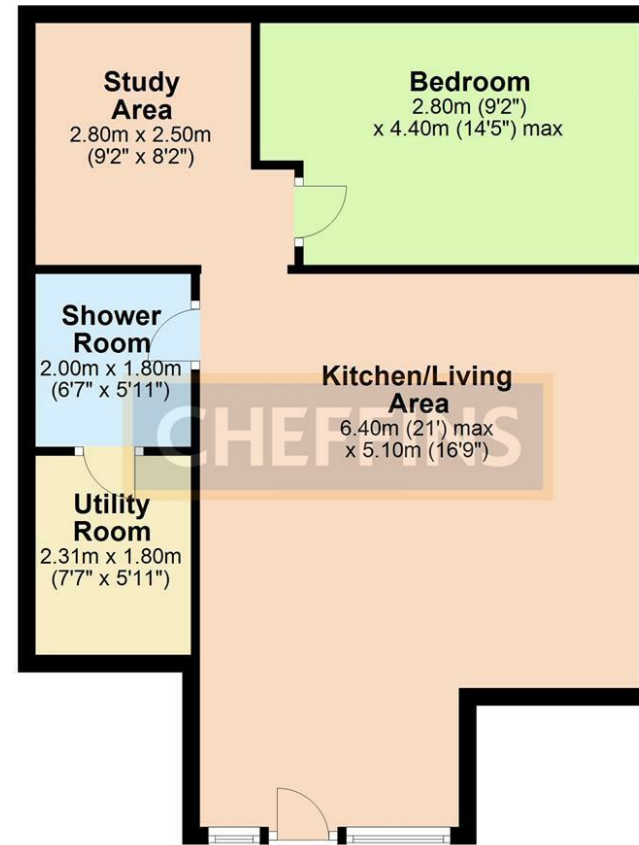
For more information on this property, please refer to the Material Information brochure that can be found on our website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

£1,350 PCM  
Council Tax Band – B  
Local Authority – Uttlesford

## Ground Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



Total area: approx. 58.0 sq. metres (624.6 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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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.

