



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

## 6 Kings Mill, Newmarket Road, Great Chesterford, Saffron Walden, CB10 1PE

**\*FULLY BOOKED FOR VIEWINGS\*** Please contact the office to be added to the cancellation list.

A two bedroom, second floor apartment forming part of a converted former granary, positioned in an excellent location with communal gardens and ample parking. Also providing excellent commuter links via the train station within walking distance. Available now on an unfurnished basis. EPC Rating E and Council Tax Band B

# £825 PCM

- Minimum of a 12 month tenancy
- Managed by Cheffins
- Two bedrooms
- Rail links
- Communal Gardens
- Parking
- EPC Rating: E



Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store/post office, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

## ACCOMMODATION with approximate room sizes

### ENTRANCE HALL

Stairs leading up to first floor and door leading into:

### LOUNGE/DINER

25'6 x 8'7 (7.77m x 2.62m)

Three windows overlooking communal gardens, exposed timbers on the ceiling, shelving to end wall, door to large understairs storage cupboard, opening to:

### KITCHEN

8'7" x 5'10" (2.64m x 1.78m)

Electric cooker, extractor and washing machine. A range of base and eye level cabinets with worktop over, stainless steel sink with drainer.

### FIRST FLOOR

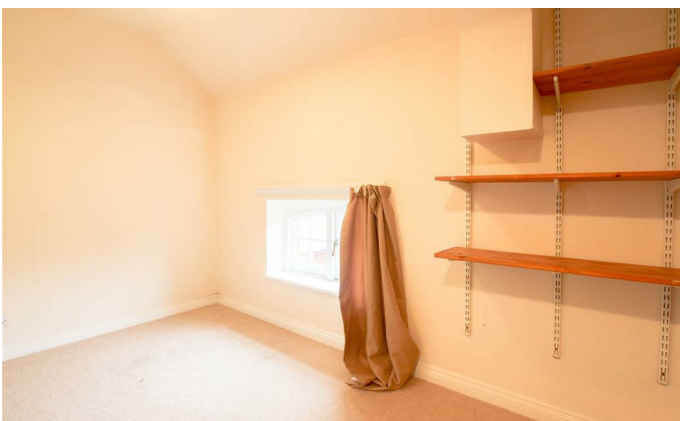
#### LANDING

Doors to bedrooms, bathroom and stairs.

#### BEDROOM 1

14'5 x 10'4 (4.39m x 3.15m)

A bright and airy room, two windows looking out onto the communal gardens and gardens beyond, velux window, access to loft space, 2 built in wardrobes.







## BEDROOM 2

10'9 x 5'9 (3.28m x 1.75m)

Built in storage cupboard which houses the tank and heating system, wall mounted shelves.

## BATHROOM

With three piece suite comprising pedestal wash hand basin, deep panelled bath, separate electric shower over, folding glass screen, low level WC, door to airing cupboard housing hot water cylinder. Extractor fan and radiator.

## OUTSIDE

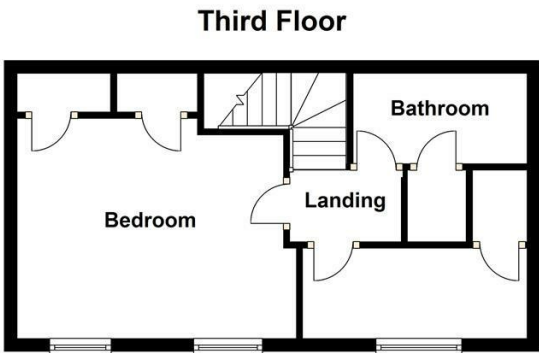
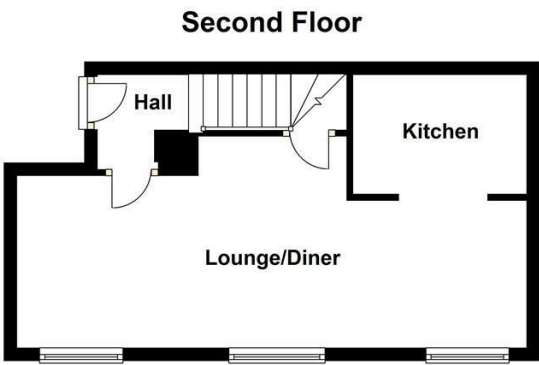
The property is surrounded by well maintained communal grounds which adjoin the river and there is ample parking.

## VIEWINGS

By appointment through the Agents.



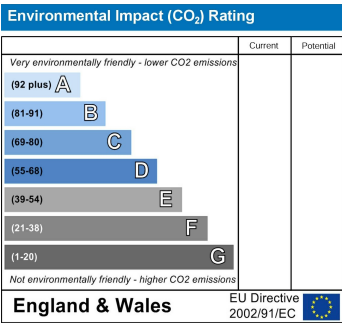
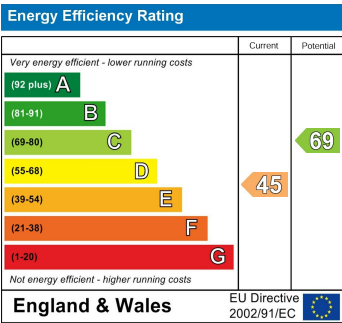




Note: Not to scale –  
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

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