



Radwinter Road, Saffron Walden, CB10 2LB

CHEFFINS

Radwinter Road

Saffron Walden,
CB10 2LB

We are now fully booked for viewings at this property, if you wish to go on the cancellation list please contact the office A one bedroom apartment in a tucked away location not far from the Town. Comprising bedroom, kitchen/ living room and shower room. Water included in the rental amount. Available late September on an unfurnished basis and for single occupants only. Council Tax band A and EPC Rating: 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.



£800 PCM





ENTRANCE HALL

With stairs ascending to first floor



LANDING

With door leading through to apartment.



KITCHEN/LIVING AREA

Fitted with a range of base and eye level units with worktop over, freestanding electric cooker with extractor over and stainless steel sink unit with drainer and freestanding washing machine.



BEDROOM

Carpeted with built in wardrobe and window overlooking the side aspect.

SHOWER ROOM

Three piece suite comprising enclosed shower, pedestal wash hand basin, low level WC and heated towel rail.

OUTSIDE

Externally there is allocated parking for one car and garden area.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding Deposit: £184.00

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

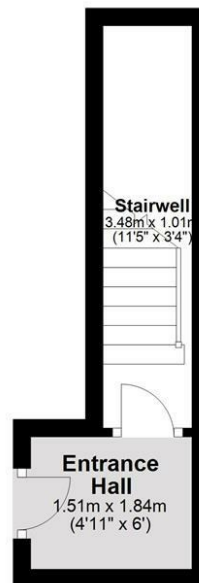


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£800 PCM
Council Tax Band – A
Local Authority – Uttlesford

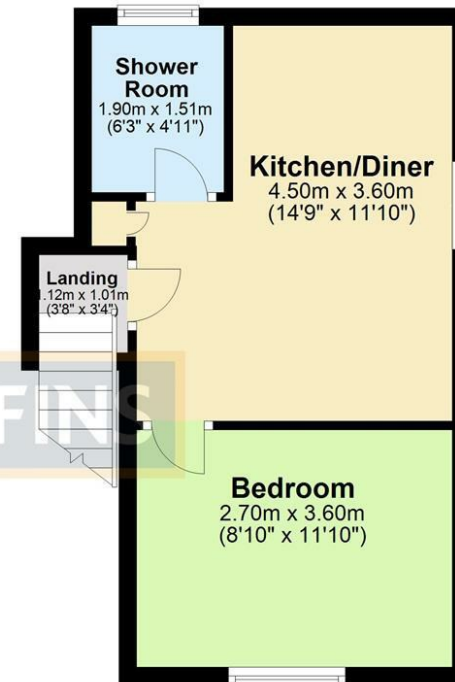
Ground Floor

Approx. 6.4 sq. metres (68.7 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.5 sq. feet)



Total area: approx. 33.9 sq. metres (365.2 sq. feet)

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

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.

