Ozier Court, Saffron Walden, CB11 4BH

CHEFFINS

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Saffron Walden,
CB11 4BH

2 1 1

£1,150 Per Month

** FULLY BOOKED FOR VIEWINGS** Please contact the office to be added to the cancellation list. A well presented two bedroom first floor apartment providing good sized living accomodation, fitted kitchen and contemporary bathroom. The property benefits from communal parking and gardens. Available early July on an unfurnished basis.

LOCATION

Saffron Walden is a historic market town known for its well-preserved medieval centre, its beautiful setting, and its excellent transport links. There are a number of well-regarded schools in the area and a thriving community, with a range of shops, restaurants, and leisure facilities. In addition to its many amenities, Saffron Walden is also conveniently located within easy reach of Cambridge and London, with regular train services to both cities from Audley End Station (2 miles) and within easy access to the M11 (junctions 8 and 9).

Communal Entrance Hall
With stairs ascending to first floor and door leading out to the communal garden.

First Floor
Entrance door to apartment.

Entrance Hall
With doors leading through to adjoining rooms and storage cupboard with shelving and water tank.

Lounge/Diner
With window overlooking the rear aspect and electric fireplace. Door leading through to :

Kitchen
With an array of low and eye level units with workspace over. The fitted kitchen comes equipped with electric cooker and washer dryer. Window overlooking the rear aspect.

Bedroom One
A good sized double with fitted wardrobe and window overlooking the front aspect.

Bedroom Two
A terrific childs room or home office, with window overlooking the front aspect.

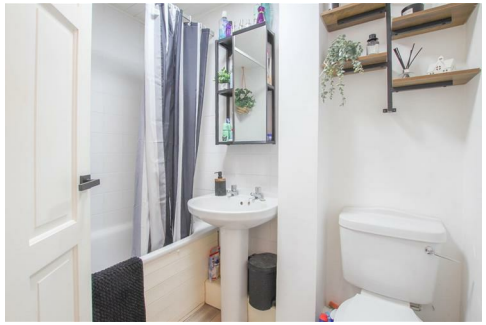
Bathroom
White three piece suite comprising panelled bath with shower over, hand basin and low level W/C

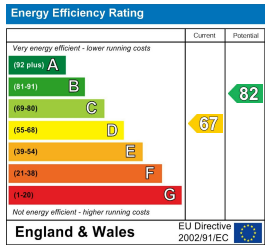
Outside
Externally there is communal gardens to the rear and side of the property as well as communal parking available.

Viewings
Strictly by appointment through the agent.

Letting Agent Notes
Holding Deposit : £265.00

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





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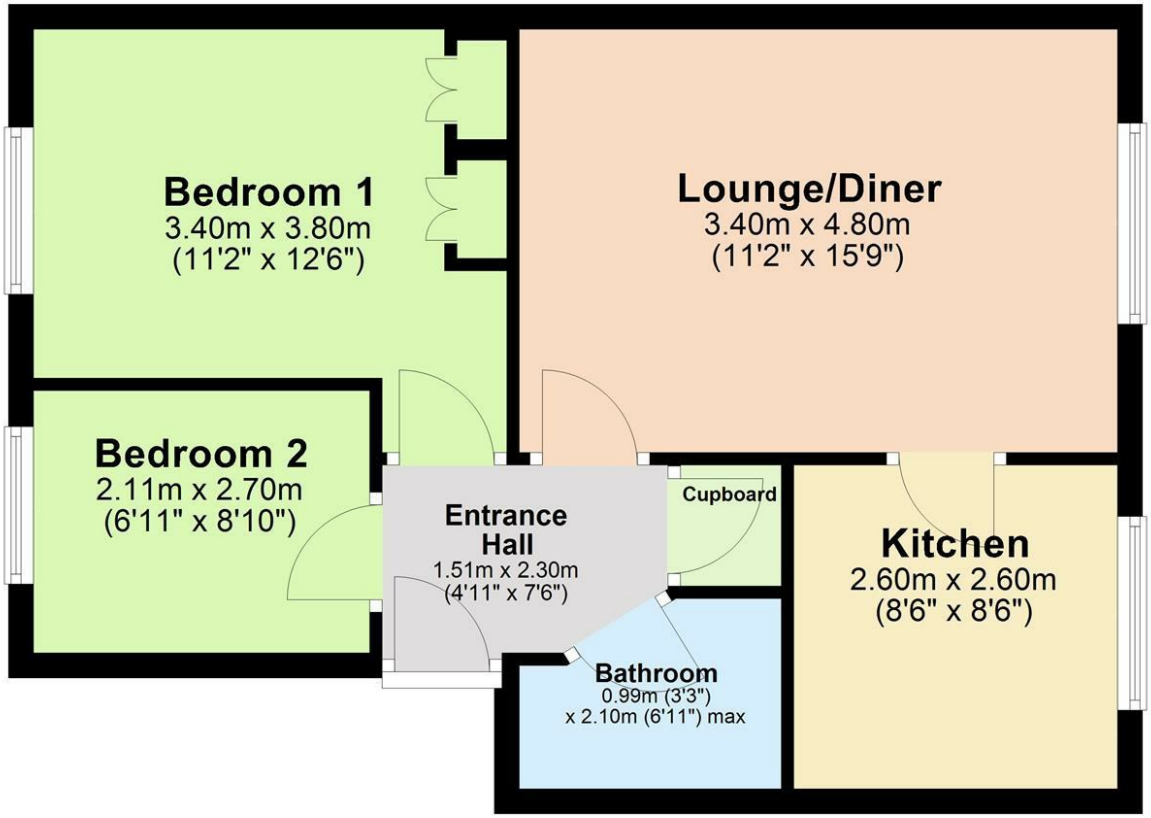
Council Tax Band - B
Local Authority - Uttlesford District Council

First Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



Total area: approx. 48.8 sq. metres (525.2 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.