



High Street, Saffron Walden, CB10 1AA

**CHEFFINS**

## High Street

Saffron Walden,  
CB10 1AA

A first floor two bedroom, two bathroom apartment forming part of this beautiful converted Georgian mansion. Located in a prime, central position in the historic town of Saffron Walden. Available Mid-December on an unfurnished basis.

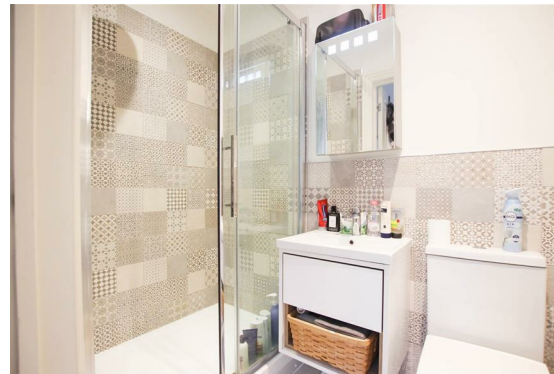
### LOCATION

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. The Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge are accessible at Junctions 8 and 9 of the M11. Train services to London run from Audley End Station about 2 miles away.

2 2 1

**£1,475 PCM**





## FIRST FLOOR

### HALLWAY

Accessed via secure key fob from the communal hallway on the first floor. Newly carpeted.

### OPEN PLAN KITCHEN/LIVING ROOM

Wood panelled flooring to kitchen area with eye and base level units, worktop over. Electric hob with extractor fan over. Stainless steel sink & drainer. Integrated double oven, fridge/freezer, washer/dryer and slimline dishwasher. Cupboard housing combination gas boiler. Large sash windows to rear aspect. Newly carpeted lounge/dining area.

### BEDROOM ONE

Carpeted throughout, with windows to the front and side aspects. Cupboard for storage.

### EN-SUITE SHOWER ROOM

Comprising a three piece suite with double shower cubicle, glass shower doors with shower head and mixer taps, tiled splash backs, shower tray and tiled flooring. Low level WC and pedestal hand wash basin. Wall mounted mirrored cabinet, wall

mounted heated towel rail and extractor fan over.

### BEDROOM TWO

Carpeted throughout with large window to the side aspect.

### BATHROOM

Comprising deep panelled bath with mixer taps and double shower heads over. Tiled splash backs and tiled flooring. Pedestal hand wash basin and low level WC. Wall mounted mirrored cabinet and wall mounted, heated towel rail. Extractor fan over.

### COMMUNAL COURTYARD GARDEN

### PARKING SPACE

One parking space is available for the apartment with gated access.

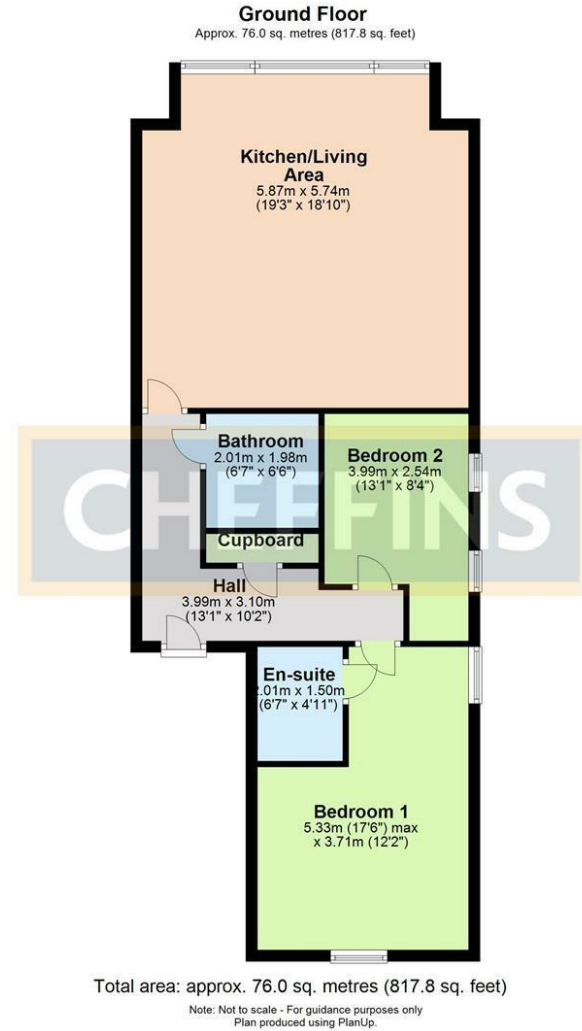
### VIEWINGS

By appointment through the Agents.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 69        |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |

£1,475 PCM  
Council Tax Band – D  
Local Authority – Uttlesford



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

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

