



Borough Lane, Saffron Walden, CB11 4AF

**CHEFFINS**



## Borough Lane

Saffron Walden,  
CB11 4AF

A beautifully presented, two bedroom, first floor apartment, well-located for the town's amenities. The apartment is accessible by staircase or cabin lift and benefits from allocated off-street parking and use of a communal garden. Offered on an unfurnished basis and available now

### LOCATION

Saffron Walden offers the best of town and country living, with the choice of local amenities and stunning countryside right on your doorstep. At the heart of this truly charming medieval town is the Market Square, the setting of a fabulously cosmopolitan Saturday market, and surrounded by an abundance of high street names and boutique shops in character-filled streets. Be entertained at Saffron Screen or the award-winning Saffron Hall, or enjoy a visit to English Heritage's Audley End House and Gardens. Saffron Walden also makes for a great commute thanks to its superb access to major transport links. Audley End railway station is just an hour away from London Liverpool Street and 20 minutes from Stansted Airport. The M11 is also easily accessible and Cambridge is just 20 minutes away by either train or car.

2 2 1

**£1,500 PCM**





## Communal Entrance Hall

Obscure glazed entrance door, staircase rising to the first and second floor and access to the lift system.

## First Floor

### Communal Landing

Entrance door to apartment.

### Hallway

Built in storage cupboard, wooden flooring which runs through to the principal reception room.

### Kitchen/Dining/Sitting Room

Contemporary open plan living space enjoying a good degree of natural light via a series of windows via three aspects enjoying elevated views over the surrounding area. The kitchen comprises a range feature of base and eye level units with stone resin worktop space over, electric hob with oven below, sink unit, integrated fridge freezer, washer dryer and dishwasher.

### Bedroom One

Window to the front aspect with elevated views. Door to:

### En Suite

Comprising shower enclosure, low level WC, wash hand basin with cupboards below, part tiled walls and floor and obscure window.

### Bedroom Two

Window to the rear aspect. Door to:

## En Suite

Comprising panelled bath with shower over, wash hand basin with marble shelf, WC with hidden cistern, tiled floor and part tiled walls.

## Outside

Saffron Heights is ideally located for convenient access to the town centre and Audley End Estate. There is a bus stop to Audley End railway station nearby. In addition there is a block paved driveway with parking for two cars, cupboard, bike store and communal lawned garden.

## Viewings

Strictly by appointment with the Agents.

## Letting Agent Notes

Holding Deposit : £346.00

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 79        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

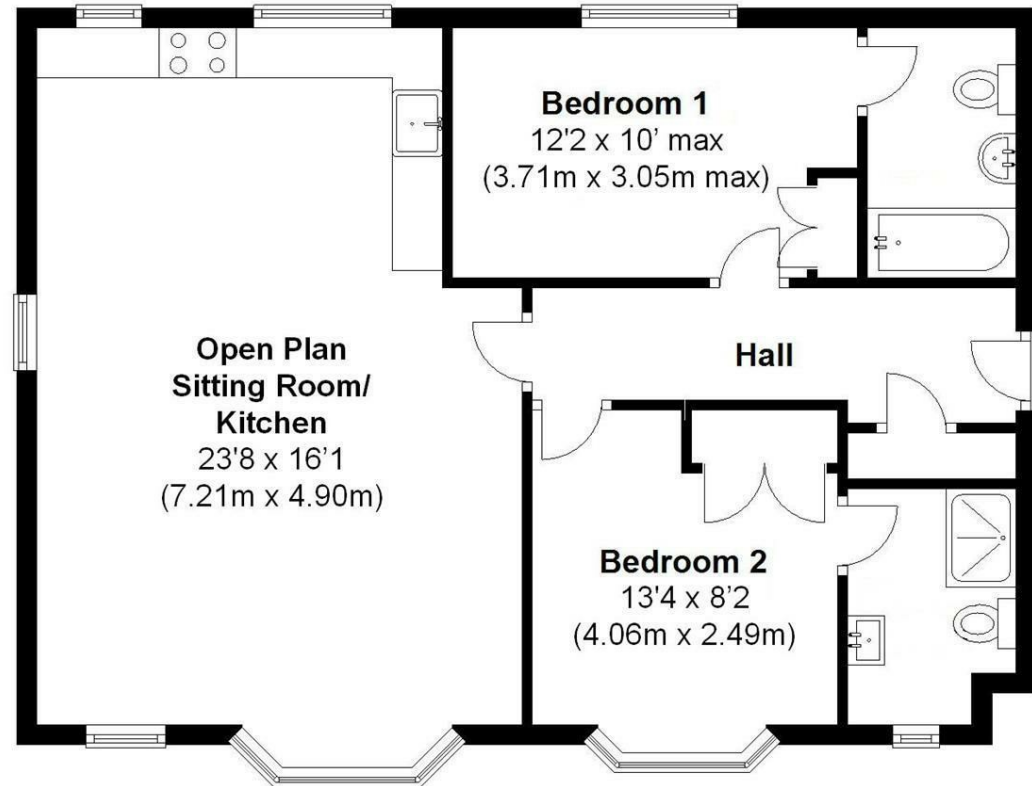
£1,500 PCM  
Council Tax Band - D  
Local Authority - Uttlesford District Council

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.

## First Floor



Approx. gross internal floor area 69 sqm (750 sqft)



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