



Church Field, Saffron Walden, CB11 4BG

CHEFFINS

Church Field

Saffron Walden,
CB11 4BG

A beautifully presented double bedroom second floor apartment offering bright and airy open plan kitchen/living accommodation as well as contemporary bathroom suite. Available on an unfurnished basis and available early September.

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.



£1,100 Per Month



**Entrance Hall**

With doors leading through to adjoining rooms.

Kitchen/Living Area

A bright and airy room with dual aspect windows allowing in plenty of natural light. The kitchen area is beautifully designed with ample storage of both low and wall mounted cabinets as well as breakfast bar. Integrated oven and hob with extractor fan over as well as integrated fridge freezer. There is an additional large storage cupboard which houses the water tank as well as washing machine.

Bedroom

A good sized double, with window overlooking the rear aspect.

Bathroom

A contemporary suite comprising panelled bath with shower over, sink with vanity unit below and W/C.

Outside

Externally there is communal parking and gardens.

Letting Agent Notes

Holding Deposit : £253.00

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	49	54
EU Directive 2002/91/EC		

£1,100 Per Month

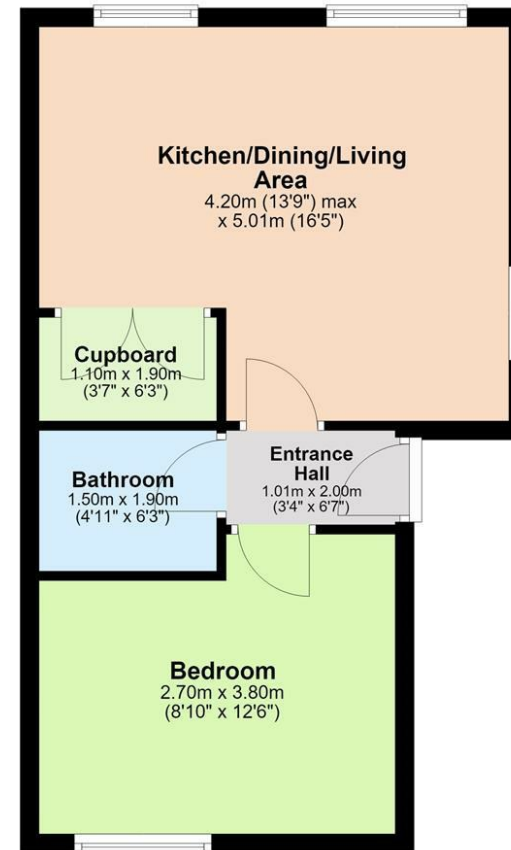
Council Tax Band – B

Local Authority – Uttlesford District

Council

Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 38.0 sq. metres (408.7 sq. feet)

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



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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.