



Station Street, Saffron Walden, CB11 3HB

CHEFFINS

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Saffron Walden,
CB11 3HB

- MINIMUM OF A 12 MONTH TENANCY
- MANAGED BY CHEFFINS
- TWO DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- PARKING
- WHITE GOODS
- BALCONY

A spacious and recently refurbished two double bedroom ground floor apartment located in the heart of Saffron Walden. The property boasts contemporary kitchen and bathroom with open plan living space and balcony. Offered on an unfurnished basis and available late-August



£1,300 PCM





LOCATION

Saffron Walden is a picturesque Medieval market town, steeped in history with a wealth of period properties. There is an excellent range of both independent shops and national chains, along with a twice weekly market, cafes, pubs and restaurants. Good local schooling is available in the town for all age ranges, along with recreational facilities including a leisure centre and swimming pool. Access to London and Cambridge can be gained via the main line railway station at Audley End (just a few minutes' drive to the west) and there are M11 motorway access points at Stump Cross (to the north) and Bishop's Stortford (to the south). Stansted Airport is within 20 minutes' drive and Cambridge is only 15 miles away.

ENTRANCE HALL

With doors leading through to adjoining rooms as well as two storage cupboards.

KITCHEN

Recently fitted contemporary kitchen boasting integrated oven and hob as well as microwave, slimline dishwasher, washing machine and fridge freezer. There is ample storage and surface space with window overlooking the side aspect.

LOUNGE/DINER

With windows to the front aspect as well as access out to the balcony.

BEDROOM ONE

With window to the front aspect.

BEDROOM TWO

With windows to the side aspect.

BATHROOM

Modern three piece suite comprising low level W/C, wash hand basin and bath with shower over.

OUTSIDE

Externally the property boasts allocated under croft parking for one car as well as communal gardens.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding Deposit - £1300

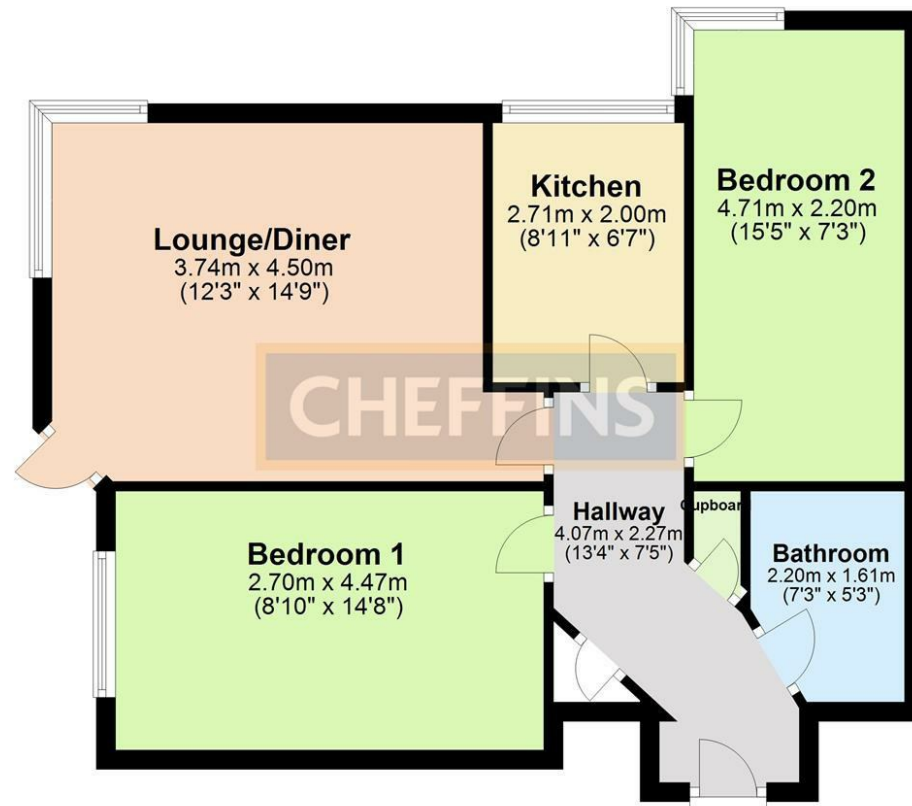
For more information on this property please refer to the Material Information brochure on our Website.





Ground Floor

Approx. 57.6 sq. metres (620.3 sq. feet)



Total area: approx. 57.6 sq. metres (620.3 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

£1,300 PCM

Council Tax Band - C

Local Authority - Uttlesford

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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.