Bell College Court, Saffron Walden, CB11 3FA

CHEFFINS

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Bell College Court

South Road, Saffron Walden, CB11 3FA

2 1 1

£1,500 PCM

- Two Bedrooms & Two En-suites
- Large open plan living space
- Parking for two cars
- White goods
- Secure gated development
- Available late July

** FULLY BOOKED FOR VIEWINGS** Please contact the office to be added to the cancellation list. A stunning two bedroom ground floor apartment built in the grounds of a period former school building forming part of a high quality development on the edge of the Conservation Area at the heart of Saffron Walden. The accommodation offers stylish open plan living. Available late July.

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.

COMMUNAL ENTRANCE HALL
With contemporary tiling and a pair of glazed doors leading to the rear. Entrance door to:

ENTRANCE HALL
Wooden laminate flooring, radiator and video entry phone, airing cupboard housing the hot water cylinder.

CLOAKROOM
With W/C, wash hand basin as well as shelving.

OPEN PLAN KITCHEN/LIVING ROOM
An excellent open plan area with a good degree of natural lighting provided by full height double glazed windows to the front and rear aspects, in addition to a door leading onto the gardens and terrace. The stunning kitchen comprises a range of base and eye level units with stone worktop surfaces, also incorporating twin bowl sink units, integrated dishwasher, washing machine, inset four ring induction hob with extractor hood over, built in oven and microwave, fridge freezer and cupboard housing the gas fired boiler, wooden laminate flooring throughout.

BEDROOM 1
Full height double glazed windows enjoying a good degree of natural lighting, built in wardrobe and further cupboard. Door to:

EN SUITE
A stylish suite comprising bath, wash hand basin, low level W.C. with hidden cistern, shower enclosure, chrome heated towel rail, under floor heating, fully tiled walls and full height double glazed windows with frosted glass.

BEDROOM 2
Full height double glazed windows and a range of fitted wardrobes. Door to:

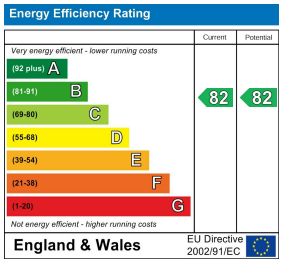
EN SUITE
A contemporary suite comprising shower enclosure, wash hand basin, low level W.C. with hidden cistern, chrome heated towel rail, tiled underfloor heating, fully tiled walls and full height double glazed windows with frosted glass.

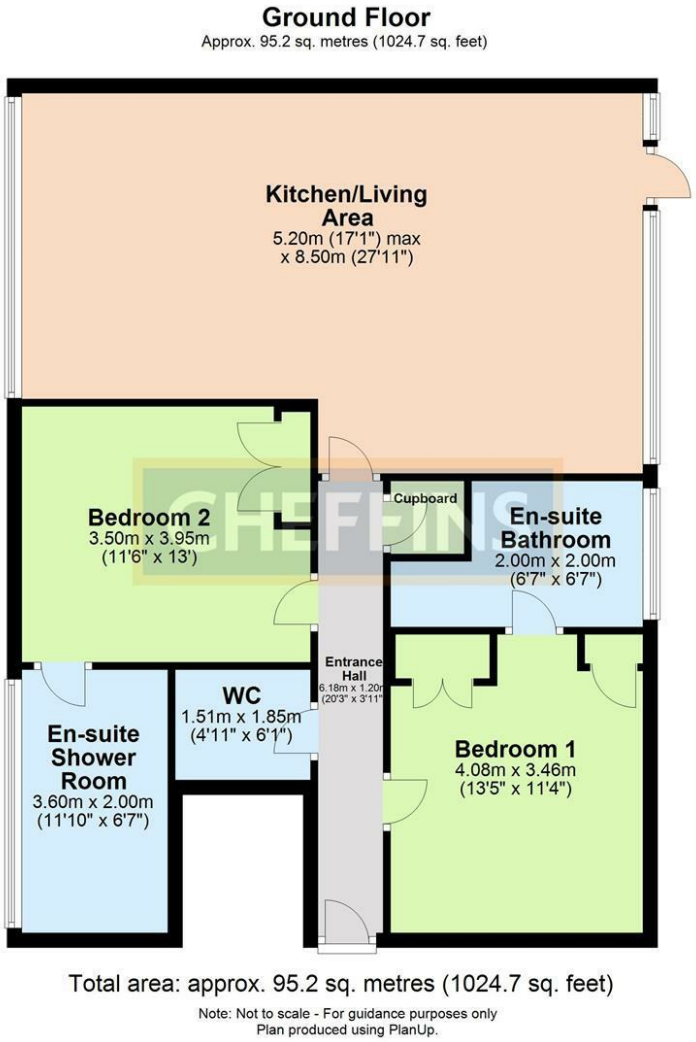
OUTSIDE
The property enjoys direct access to the gardens and adjoining terrace. There are 2 designated parking spaces in tandem.

VIEWINGS
By appointment through the Agents.

LETTING AGENTS NOTES
Holding deposit : £346.00

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





£1,500 PCM

Council Tax Band - D

Local Authority - Uttlesford District Council

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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.