



Borough Lane, Saffron Walden, CB11 4AF

CHEFFINS

Borough Lane

Saffron Walden,
CB11 4AF

- Minimum of 6 month tenancy
- Spacious first floor apartment
- Accessible via cabin lift
- Two bedrooms
- Contemporary en suite bathrooms
- Two allocated off-street parking spaces

A well proportioned first floor, two bedroom apartment accessible via an oak staircase and cabin lift with allocated off-street parking and use of a communal garden. Available late September.



£1,550 PCM





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 DOOR

With video door entry system.

HALLWAY

Entrance door, Karndean vinyl flooring and doors leading to adjoining rooms.

OPEN PLAN LIVING ROOM/KITCHEN

The kitchen area is fitted with a range of high gloss base and eye level units with natural stone worktop, stainless steel sink unit and drainer with instant boiling and filtered water and drainer, Bosch integrated appliances, electric oven and hob with extractor hood over. There is Karndean vinyl flooring throughout and windows to side and rear aspects.

BEDROOM 1

L-shaped.

With large window to the front aspect, fitted wardrobe and door to:

EN SUITE

Three piece suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, tiled floor and walls and obscure double glazed window.

BEDROOM 2

With window to the side aspect, fitted wardrobe and door to:

EN SUITE

Three piece suite comprising shower enclosure, low level WC, pedestal wash hand basin and window to side aspect.

OUTSIDE

There is allocated parking, a fully landscaped communal garden, bin and cycle storage and a high timber close-board fence to rear and side boundaries.

VIEWINGS

Strictly by appointment with the Agents.

LETTING AGENT NOTES

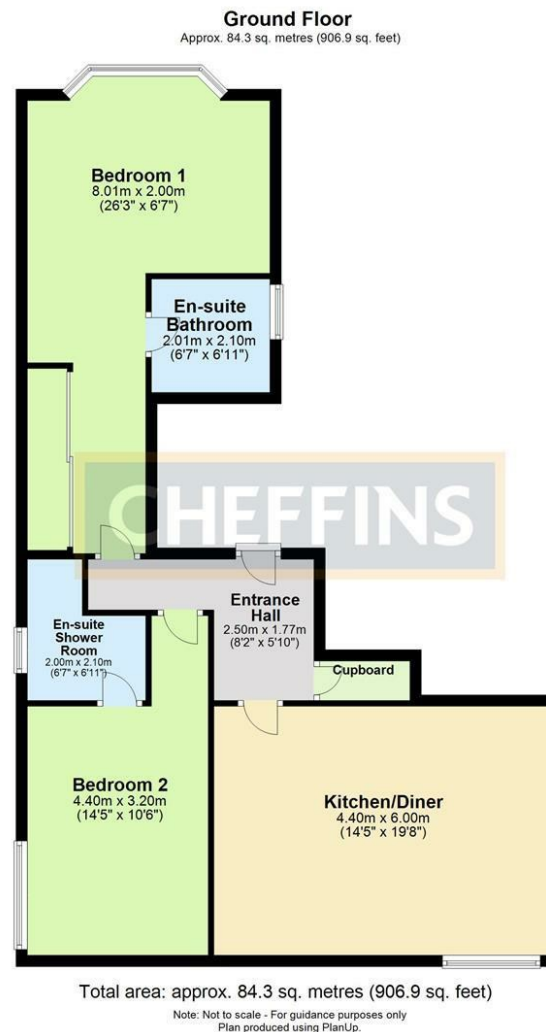
Holding Deposit : £357.00

For more information on this property, please refer to the Material Information brochure that can be found on our website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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	

£1,550 PCM
Council Tax Band – D
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.

