



Rylstone Way, Saffron Walden, CB11 3BL

**CHEFFINS**



## Rylstone Way

Saffron Walden,  
CB11 3BL

\*WE ARE NOW FULLY BOOKED FOR VIEWINGS PLEASE CONTACT THE OFFICE TO BE ADDED TO THE CANCELLATION LIST\* A spacious two double bedroom maisonette with garden and parking. Positioned in a convenient location, just a short walk to the Town Center and offered on an unfurnished basis. Available late April. EPC Rating D & Council Tax Band B

### 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.



**£1,000 PCM**





## ENTRANCE DOOR

Leading into:

## STAIRS RISING TO:

## LANDING

With doors leading to adjoining rooms.

## LIVING ROOM

Large double glazed window to the front aspect.

## KITCHEN

Fitted with a range of base and eye level units with worktop over, integrated oven with gas hob over, tiled splashbacks, space and plumbing for washing machine and further space for fridge freezer, large double glazed window to the side aspect and wall mounted extractor fan.

## BEDROOM 1

With double glazed window to the side aspect.

## BEDROOM 2

With double glazed window to the rear aspect.

## BATHROOM

Contemporary bathroom comprising three piece suite with deep panelled bath, shower head, shower screen and stainless steel taps, low level WC, pedestal wash hand basin, built in cupboard with shelving and double glazed window with frosted glass to the side aspect.

## OUTSIDE

To the front of the property is a landscaped garden with a decked area and there is private parking to the rear of the property.

## VIEWINGS

By appointment through the Agent's.

## LETTING AGENTS NOTES

Holding Deposit - £230

Deposit - £1153

EPC - D

Council Tax - B

Square Footage - 735

Property Type - Maisonette

Property Construction - Brick with tiled roof

Parking - One private parking space

Rights of Way, Easements, Covenants - Next door has access through part of the garden to access their front door

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas boiler with radiators

Broadband Connected - Yes

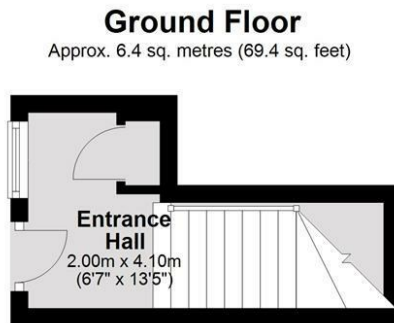
Broadband Type - Fibre to the Property

Mobile Signal/Coverage - Good

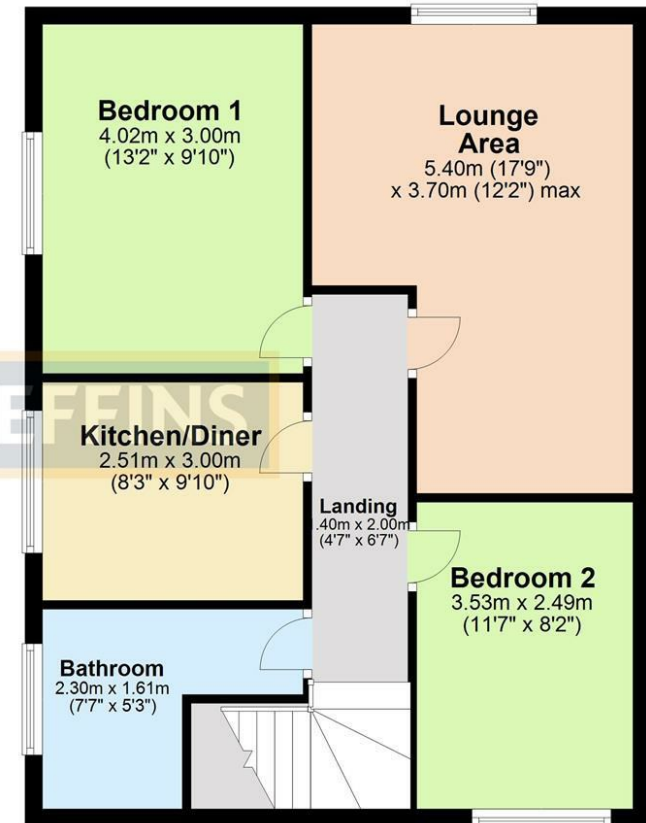


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	77
EU Directive 2002/91/EC		

£1,000 PCM  
Council Tax Band – B  
Local Authority – Uttlesford



**First Floor**  
Approx. 61.8 sq. metres (665.6 sq. feet)



Total area: approx. 68.3 sq. metres (735.0 sq. feet)

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

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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.

