



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.

2 1 1

**£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

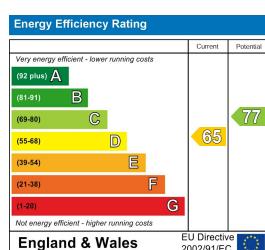
Sewerage - Mains

Heating - Gas boiler with radiators

Broadband Connected - Yes

Broadband Type - Fibre to the Property

Mobile Signal/Coverage - Good

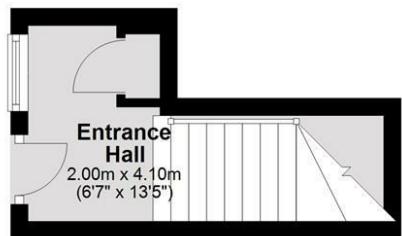


£1,000 PCM

Council Tax Band - B

Local Authority - Uttlesford

**Ground Floor**  
Approx. 6.4 sq. metres (69.4 sq. feet)



**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.

