



Audley Road, Saffron Walden, CB11 3HX

CHEFFINS

Audley Road

Saffron Walden,
CB11 3HX

A well presented one bedroom ground floor retirement apartment available for over 60s only, conveniently located in a central location. The property benefits from fitted kitchen, living space as well as communal grounds and parking. Offered on an unfurnished basis and available early February. EPC Rating C & Council Tax Band C.

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.



£800 PCM





ENTRANCE DOOR

Leading into:

ENTRANCE HALL

With doors to adjoining rooms, airing cupboard and fitted coats cupboard.

SHOWER ROOM

Ceramic basin, low level WC, walk in wet room with electric shower and heated towel rail.

SITTING ROOM

Double glazed sliding doors leading out onto the garden and opening into:

KITCHEN

Fitted with a range of base and eye level units, electric oven, four ring electric hob with extractor, stainless steel sink and space for fridge.

BEDROOM

Double glazed window to the side aspect and fitted wardrobe with shelving above.

OUTSIDE

Externally there are communal grounds and parking.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

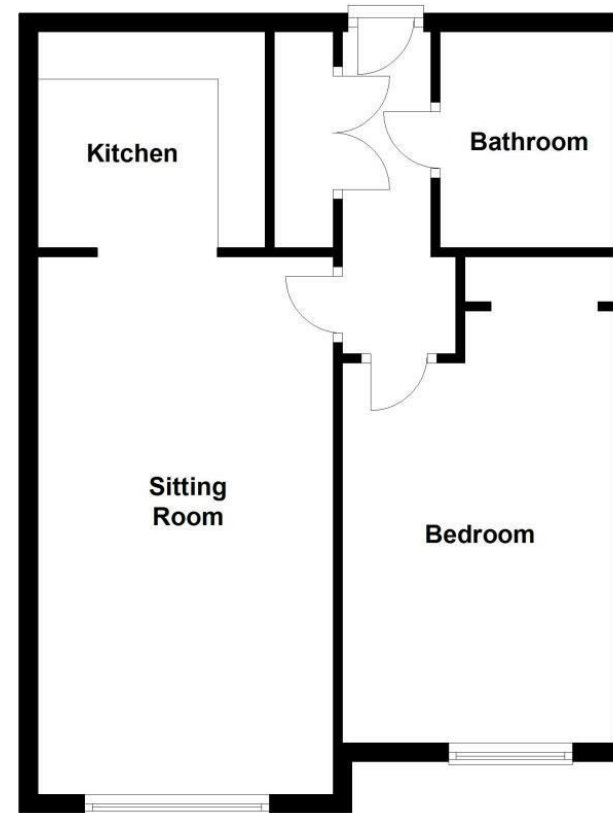
Holding Deposit : £184.00

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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	

£800 PCM
Council Tax Band - C
Local Authority - Uttlesford



Approx gross internal floor area 46 sqm (500 sqft)

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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.