



Fairycroft Road, Saffron Walden, CB10 1LZ

CHEFFINS

Fairycroft Road

Saffron Walden,
CB10 1LZ

A well presented and spacious two bedroom first floor apartment located in the very heart of the historic market town of Saffron Walden and coming with the benefit of secure off street parking. Offered on an unfurnished basis and available now.

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 2 1

£1,350 PCM





GROUND FLOOR

ENTRANCE HALL

With stairs ascending to the first floor.

FIRST FLOOR

LANDING

With doors leading through to adjoining rooms as well as two storage cupboards.

KITCHEN / LIVING AREA

Fitted with a range of base and eye level units as well as ample surface space, integrated oven, grill, hob and extractor hood over as well as fridge freezer. Windows overlook the front aspect.

BEDROOM ONE

With fitted wardrobe and windows overlooking the front aspect. Access out to the decked balcony as well as access to:

EN SUITE SHOWER ROOM

Three piece suite comprising low level W/C, hand basin and shower cubicle as well as heated towel rail. Obscured window overlooks the rear aspect.

BEDROOM TWO

With windows overlooking the front aspect and shelving.

BATHROOM

Three piece suite comprising low level W/C, hand basin and panelled bath as well as heated towel rail and storage cupboard.

OUTSIDE

Externally the property benefits from secure gated parking for one car.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding Deposit: £311.00

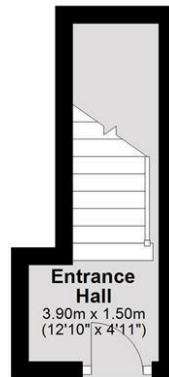
For more information on this property please refer to the Material Information brochure on our Website.



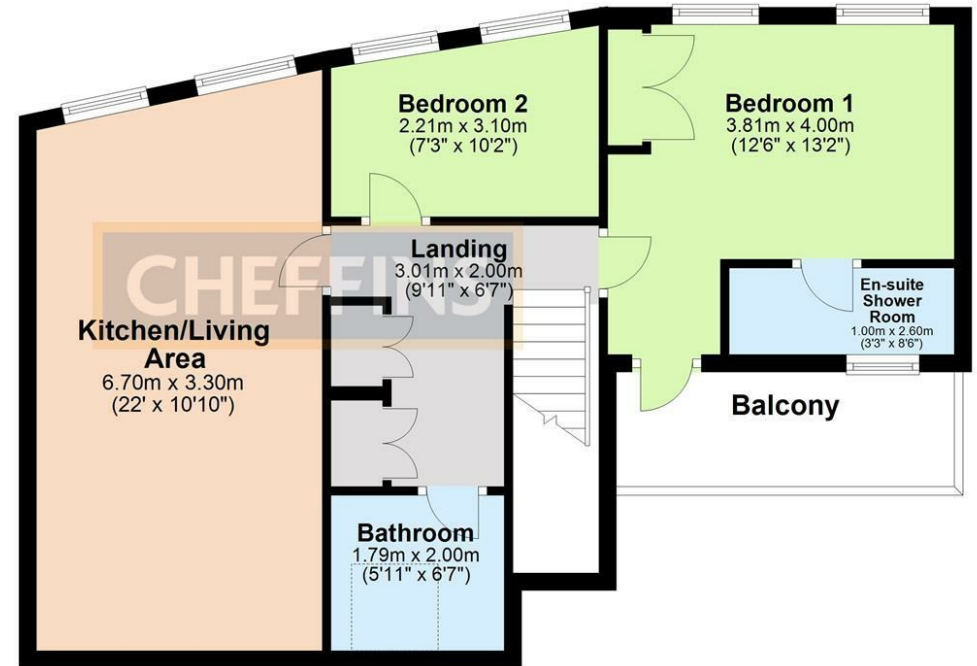
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,350 PCM
Council Tax Band - C
Local Authority - Uttlesford

Ground Floor
Approx. 4.4 sq. metres (47.8 sq. feet)



First Floor
Approx. 57.8 sq. metres (622.6 sq. feet)



Total area: approx. 62.3 sq. metres (670.5 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.