



Gibson Way, Saffron Walden, CB10 1AN

**CHEFFINS**

## Gibson Way

Saffron Walden,  
CB10 1AN

An exciting development of four two bedroom apartments which are located in the very heart of the popular market Town of Saffron Walden. Each high specification apartment comes with beautiful fitted kitchen, contemporary bathroom, entrance hall with built in storage as well as two bedrooms. There is designated parking for each apartment as well as communal garden. Offered on an unfurnished basis and available Mid January

### 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

**£1,275 PCM**







## COMMUNAL ENTRANCE HALL

With letterboxes serving each apartment and stairs ascending to the first floor. Door providing access to the rear of the building.

## ENTRANCE HALL

With storage cupboard and doors leading through to adjoining rooms.

## KITCHEN/DINING/LIVING AREA

A beautifully fitted contemporary kitchen with ample storage and surface space as well as integrated oven, hob and extractor as well as fridge freezer, slimline dishwasher and washing machine. Views over the front aspect.

## BEDROOM ONE

With built in wardrobe and views over the rear aspect.

## BEDROOM TWO/STUDY

With built in wardrobe and views over the front aspect.

## BATHROOM

Comprising white three piece suite with panelled bath and shower over, sink with vanity unit below and W/C. Obscured window overlooks the rear aspect.

## OUTSIDE

Externally the property boasts communal gardens to the front and rear as well as parking for one car.

## VIEWINGS

Strictly by appointment through the Agent.

## LETTING AGENT NOTES

Holding Deposit - £294.00

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) <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>	EU Directive 2002/91/EC	

£1,275 PCM

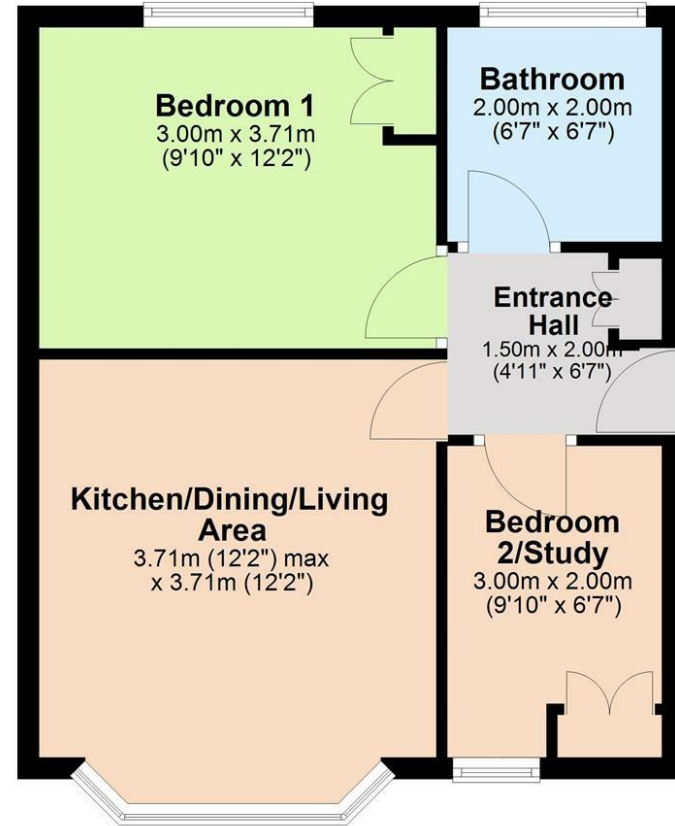
Council Tax Band - C

Local Authority - Uttlesford District

Council

## First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 39.8 sq. metres (428.1 sq. feet)

### Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.



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