



Horn Book, Saffron Walden, CB11 3JW

**CHEFFINS**

## Horn Book

Saffron Walden,  
CB11 3JW

\*We are now fully booked for viewings at this property please contact the office if you wish to go on the cancellation list\*

A spacious ground floor two bedroom apartment close to the town centre with communal gardens and parking.

Offered on an unfurnished basis and available now. EPC

Rating C and 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.

 2  2  1

**£1,000 PCM**





## GROUND FLOOR

### ENTRANCE DOOR

To:

### ENTRANCE HALL

Door to:

### LOUNGE/DINER

Large living area with double glazed window to side aspect, electric storage heater, door to:

### KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, fitted oven and hob as well as washing machine. Double glazed window overlooking side aspect.

### BEDROOM 1

Double glazed window to rear aspect, electric heater, door to:

### EN SUITE SHOWER ROOM

Three piece suite comprising shower enclosure, wash hand basin and low level WC, tiled splashback.

### BEDROOM 2

Double glazed window to rear, electric heater.

### BATHROOM

Three piece suite comprising panelled bath, wash hand basin, low level WC and tiled splashbacks. Airing cupboard housing the water cylinder.

### OUTSIDE

The apartment enjoys communal gardens and parking.

### VIEWINGS

Strictly by appointment through the Agents.

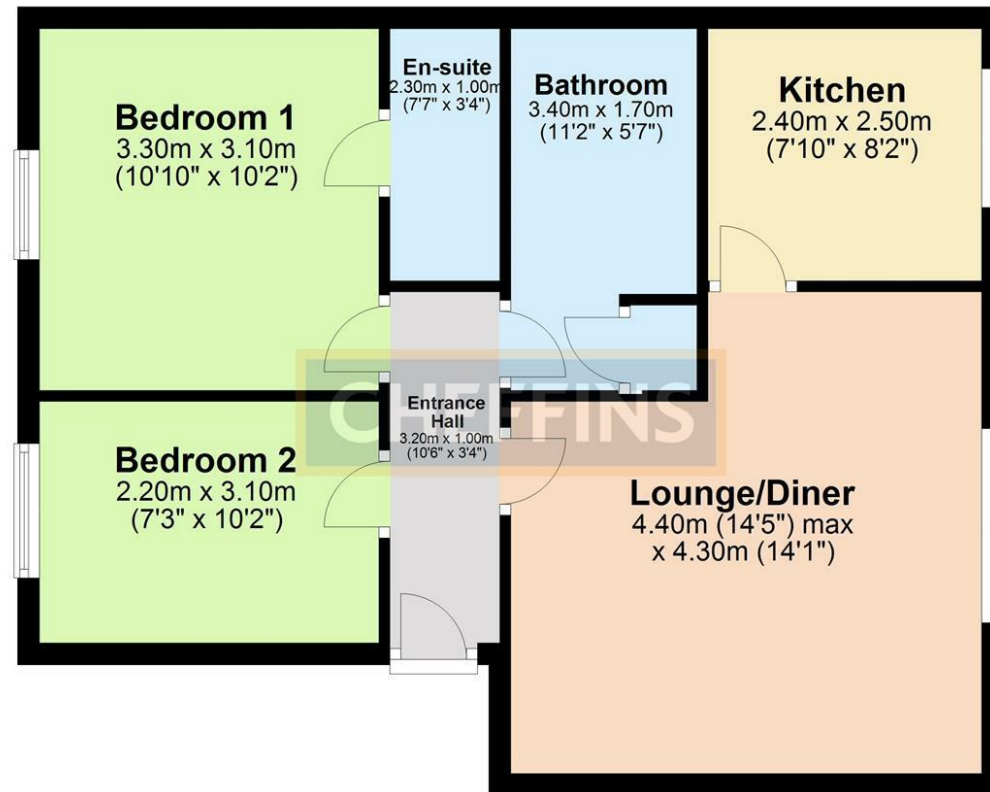
### LETTING AGENT NOTES

Holding Deposit - £230.00

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

## Ground Floor

Approx. 53.8 sq. metres (578.7 sq. feet)



| 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 |                         |           |
|                                             | 69                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |

£1,000 PCM

Council Tax Band - C

Local Authority - Uttlesford

Total area: approx. 53.8 sq. metres (578.7 sq. feet)

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

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | 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.