



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

2 Surrey House Great Chesterford Court, Great Chesterford, CB10 1PF

FULLY BOOKED FOR VIEWINGS Please contact the office to be added to the cancellation list. A one bedroom apartment comprising kitchen/living room, bedroom and shower room, with off street parking and communal gardens. The property is well located just a short walk to the main line train station with access to London Liverpool Street and Cambridge. Available early-March. EPC Rating: D & Council Tax Band B

£625 PCM

- Minimum of a 12 month tenancy
- Single occupancy only
- Integrated appliances
- Fantastic commuter links
- Short walk to main line station
- EPC Rating: D
- Available early-March
- Parking



Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

ACCOMMODATION with approximate room sizes

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KITCHEN/LIVING ROOM

10'7 x 9'8 (3.23m x 2.95m)

Fitted with a range of base and eye level units with worktop over, stainless steel sink and drainer with integrated oven, electric hob with extractor fan over, integrated dishwasher, freestanding washer/dryer, breakfast bar, tiled splashbacks, large window to the front aspect, wood flooring throughout and magnolia painted walls.

BEDROOM

9'10 x 10'8 (3.00m x 3.25m)

Carpeted throughout with magnolia painted walls and large window to the rear aspect.

EN SUITE

Three piece suite comprising built in shower cubicle with taps and shower head over, fully tiled, low level WC, pedestal wash hand basin and extractor fan over.

LOFT SPACE

There is generous space in the loft which is fully boarded and also has an electricity supply.

OUTSIDE

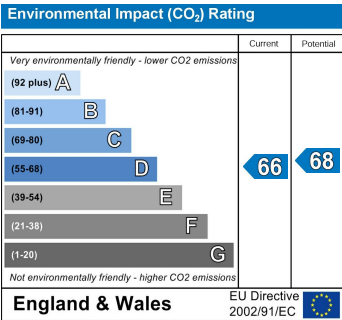
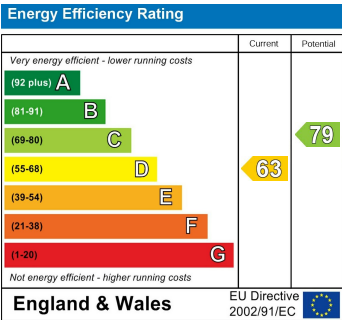
There is off street parking and communal garden.



Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

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