

Horn Book, Saffron Walden, CB11 3JW

CHEFFINS

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Saffron Walden,
CB11 3JW

2 1 1

£1,050 PCM



** FULLY BOOKED FOR VIEWINGS** Please contact the office to be added to the cancellation list. A spacious two bedroom ground floor apartment positioned within a popular development located on the edge of the town, benefitting from a communal garden and parking. Water is included in the rent and this property is available on an unfurnished basis and available early August.

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.








COMMUNAL ENTRANCE HALL
Staircase rising to the first and second floors.

ENTRANCE HALL
Security entry phone system.

LIVING ROOM
Providing large living space with double glazed window to the rear aspect.

KITCHEN
Fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer, integrated electric oven and hob with extractor over, space for fridge/freezer, space and plumbing for washing machine. Window to the rear aspect.

MASTER BEDROOM
Good sized double bedroom with large storage cupboard and window to the front aspect.

BEDROOM 2
Ideal for a home office or child's room with window to the front aspect.

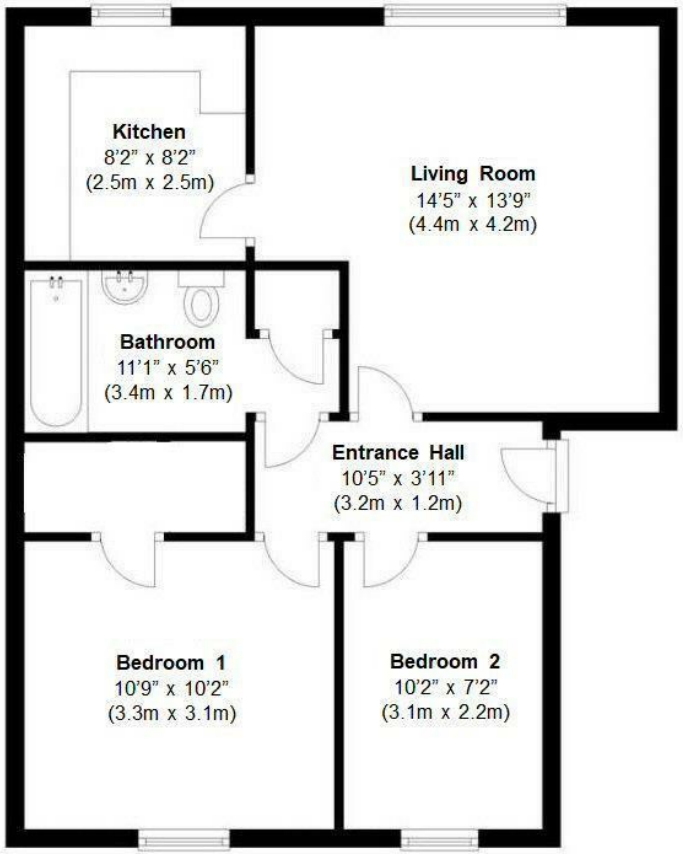
BATHROOM
Three piece suite providing bath with shower over, low level WC, wash hand basin and airing cupboard.

OUTSIDE SPACE
The property has the benefit of communal gardens and off-street parking.

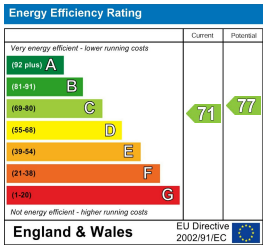
VIEWINGS
Strictly by appointment through the agent

LETTING AGENT NOTES
Holding deposit - £242.00

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



Approx gross internal floor area 54 sqm (581.25 sqft)



£1,050 PCM

Council Tax Band - C

Local Authority - Uttlesford Council

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.