



Newmarket Road, CB10 1PE

CHEFFINS

Newmarket Road

Great Chesterford,
CB10 1PE

We are now fully booked for viewings please contact the office if you wish to go on the cancellation list Situated in an old mill building, converted into apartments, this double bedroom flat is arranged on 2 levels and has been refurbished to a high standard. Ideally located for the commuter with the station and major road links close at hand. Available early-May. Single occupants only. EPC rating: E & Council Tax Band B

LOCATION

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.



£825 PCM





Entrance Hall

With doors leading through to living area and stairs ascending to first floor.

Kitchen/dining/living space

Large open plan living space with contemporary kitchen to one side of the room. The high end kitchen boasts ample storage and surface space as well as integrated oven, induction hob with extractor over, fridge freezer and washer dryer. There are dual aspect windows which provide views over the River Cam.

Bedroom

A large, bright and airy double bedroom, also boasting the same tranquil views as the living space below.

Shower Room

Three piece suite which shower cubicle, W/C and hand basin with vanity unit below.

Outside

Externally there is communal parking available for the block.

Viewings

By appointment through the Agent's.

Letting Agents Notes

Holding Deposit - £190

Deposit - £951

EPC - E

Council Tax - D

Square Footage - 432

Property Type - Apartment

Property Construction - Brick with tiled roof

Parking - Communal parking for the building

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Mains

Sewerage - Mains

Heating - Electric heating

Broadband Connected - Yes

Broadband Type - Fibre to Cabinet

Mobile Signal/Coverage - Good

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		77
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£825 PCM
Council Tax Band – B
Local Authority – Uttlesford District
Council

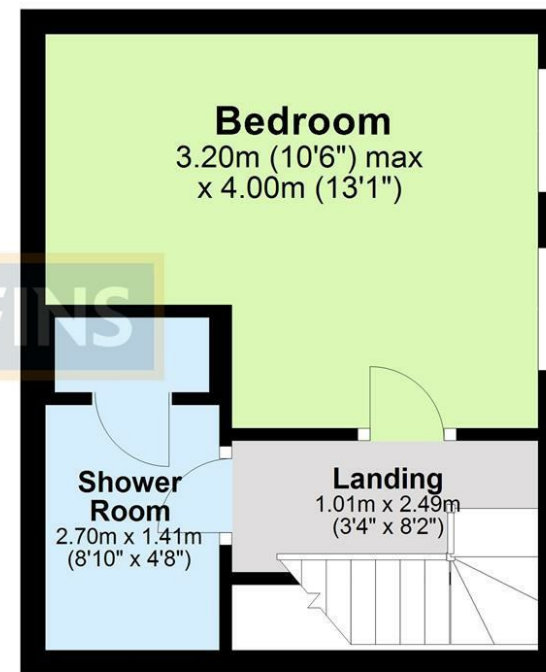
Ground Floor

Approx. 20.3 sq. metres (219.0 sq. feet)



First Floor

Approx. 19.8 sq. metres (213.6 sq. feet)



Total area: approx. 40.2 sq. metres (432.6 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.