



Butcher Row, Saffron Walden, CB10 1HY



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CB10 1HY

**** FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. Well presented, spacious, two double bedroom first floor apartment benefiting from open plan living and positioned in the heart of the Market Town of Saffron Walden. Offered on an unfurnished basis and available 13.07.2026. EPC D and Council Tax Band B. No parking.

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.



£1,075 PCM





ENTRANCE HALL

With stairs leading to living accommodation.

KITCHEN

Fitted with a range of base level units with integrated oven and gas hob as well as washing machine.

LIVING AREA

Large living space, opening out from the kitchen area. Windows overlook the front aspect.

MASTER BEDROOM

Good sized double with windows overlooking front aspect.

BEDROOM TWO

Another good sized double with window overlooking front aspect.

BATHROOM

Contemporary bathroom with paneled bath with shower over and pedestal sink. Obscured

window overlooks the rear aspect.

W/C

Low level toilet with obscured window to rear aspect.

Viewings

Strictly by appointment through the agent

LETTING AGENT NOTES

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

Holding Deposit - £248
Deposit - £1240





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

£1,075 PCM
 Council Tax Band - B
 Local Authority - Uttlesford

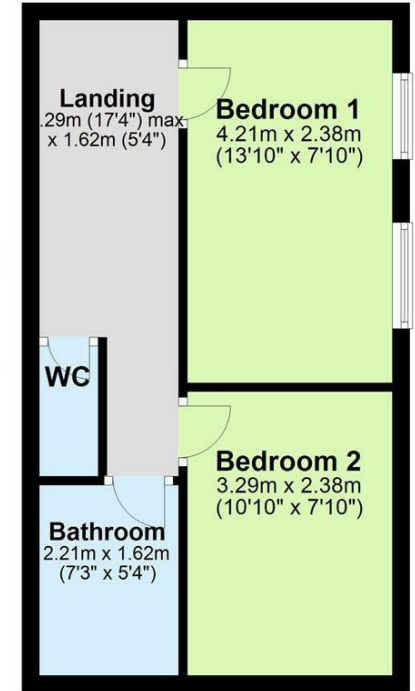
Ground Floor
 Approx. 3.5 sq. metres (37.7 sq. feet)



First Floor
 Approx. 31.1 sq. metres (334.6 sq. feet)



Second Floor
 Approx. 31.1 sq. metres (334.6 sq. feet)



Total area: approx. 65.7 sq. metres (706.8 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.