



Kings Mill, Newmarket Road, CB10 1PE

CHEFFINS

Kings Mill, Newmarket Road

Great Chesterford,
CB10 1PE

****FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. A two bedroom, second floor apartment forming part of a converted former granary, positioned in an excellent location with communal gardens and ample parking. Also providing excellent commuter links via the train station within walking distance. Available early February on an unfurnished basis.

LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store/post office, 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.

2 1 1

£975 PCM





ENTRANCE HALL

Stairs leading up to first floor and door leading into:

LOUNGE/DINER

Three windows overlooking communal gardens, exposed timbers on the ceiling, shelving to end wall, door to large understairs storage cupboard, opening to:

KITCHEN

Electric cooker, extractor and washing machine. A range of base and eye level cabinets with worktop over, stainless steel sink with drainer.

FIRST FLOOR

LANDING

Doors to bedrooms, bathroom and stairs.

BEDROOM 1

A bright and airy room, two windows looking out onto the communal gardens and gardens beyond, velux window, access to loft space, 2 built in wardrobes.

BEDROOM 2

Built in storage cupboard which houses the tank and heating system, wall mounted shelves.

BATHROOM

With three piece suite comprising pedestal wash hand basin, deep panelled bath, separate electric shower over, folding glass screen, low level WC, door to airing cupboard housing hot water cylinder. Extractor fan and radiator.

OUTSIDE

The property is surrounded by well maintained communal grounds which adjoin the river and there is ample parking.

VIEWINGS

By appointment through the Agents.

LETTING AGENT NOTES

Holding Deposit : £225.00

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



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

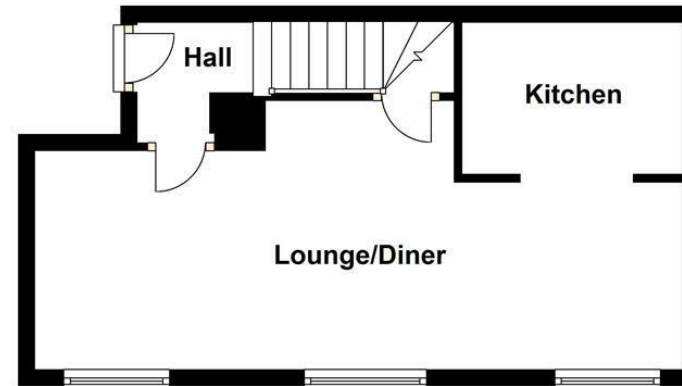
£975 PCM

Council Tax Band - B

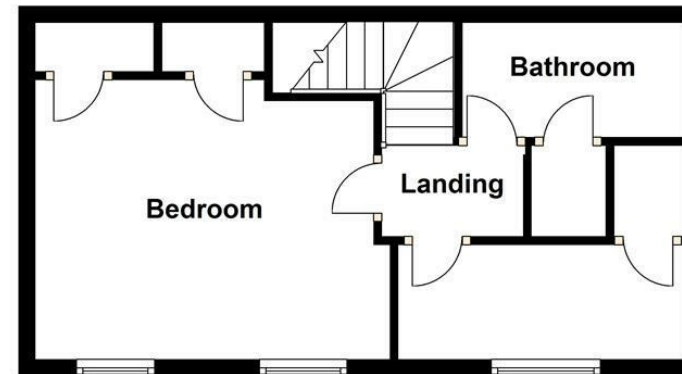
Local Authority - Uttlesford District

Council

Second Floor



Third Floor



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.

