



De Bohun Court, Saffron Walden, CB10 2BA

**CHEFFINS**

## De Bohun Court

Saffron Walden,  
CB10 2BA

A well appointed first floor maisonette positioned in a tucked away and popular residential location within the town. Enjoying bright and well proportioned living accommodation throughout, the property is a short walk to a host of local amenities and is offered chain free.

### 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.



Guide Price £200,000





## GROUND FLOOR

### PRIVATE ENTRANCE

Private entrance door and staircase rising up to:

### FIRST FLOOR

### HALLWAY

Doors to adjoining rooms.

### LIVING ROOM

Double glazed window to the rear aspect and hatch to the kitchen.

### KITCHEN

Fitted with a range of base units with worktop space over, stainless steel sink with mixer tap, built-in oven with four ring gas hob and extractor hood over, space for free-standing fridge freezer, cupboard housing the boiler, tiled flooring and double glazed window to the rear aspect.

### BEDROOM

Double glazed window to the front aspect.

### BATHROOM

Comprising ceramic wash basin with mixer tap, panelled bath with electric shower over, low level WC. built in storage cupboard with shelving,

part-tiled walls and tiled flooring, obscure double glazed window to the front aspect.

### OUTSIDE

The property benefits from the use of well maintained communal gardens and one allocated parking space.

### AGENTS NOTES

Tenure: Leasehold

Length of Lease: 199 years from 1 January 1980 (154 years remaining)

Ground Rent: n/a

Service Charge: £768.00 p.a.

### VIEWINGS

By appointment through the Agents.

# First Floor Maisonette

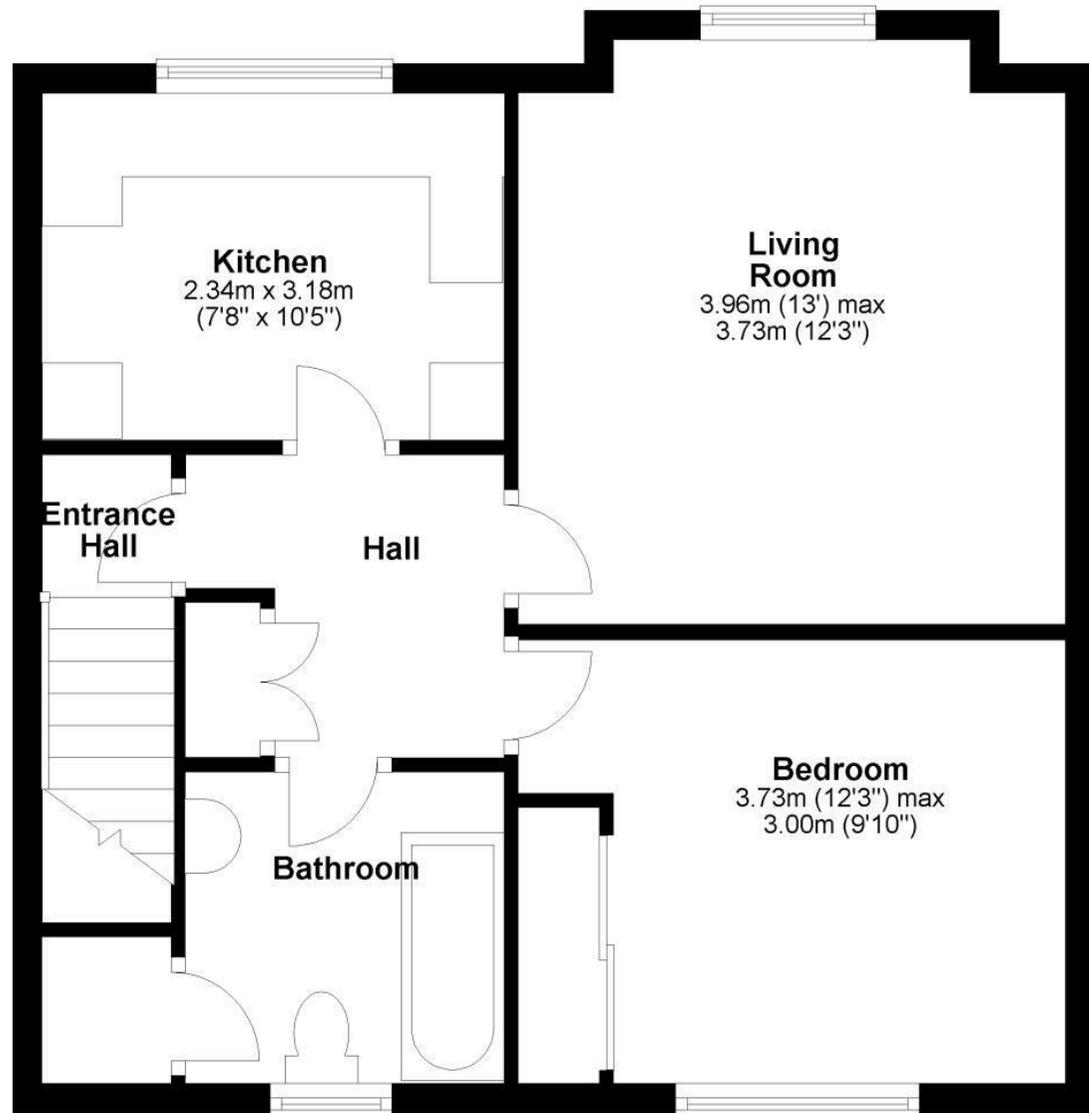
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Guide Price £200,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - Uttlesford District Council



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

