



Thaxted Road, Saffron Walden, CB11 3BY

CHEFFINS

Thaxted Road

Saffron Walden,
CB11 3BY

- First floor apartment
- Two double bedrooms & two bathrooms
- Lift and stair access to all floors
- Underfloor heating & oak engineered flooring
- Secure underground parking for two cars plus storage space
- Communal roof terrace
- No upward chain

A first floor, two bedroom apartment forming part of a modern development within easy access of the town centre. The apartment benefits from secure underground parking and use of a large communal roof terrace. Offered chain free.

2 2 1

Guide Price £315,000





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.

CHALK PLACE

Chalk Place is an exclusive development in the historic market town of Saffron Walden. The luxury two bedroom apartments are modern in design, offering everything you could want from contemporary living. Situated in a highly desirable location, Chalk Place residents are close to the town's bustling centre, benefitting from all the convenience of town-living, whilst also enjoying easy access to energising countryside walks via a footpath running adjacent to the property.

HIGH SPEC FINISH

- Smooth plastered walls and ceilings in natural shades
- Solid doors with brushed steel door and window furniture
- Engineered oak flooring and ceramic tiles
- Built-in wardrobes

CONTEMPORARY KITCHENS

- Quality German handle-less units and built-in appliances
- Appliances include a single oven, induction hob, built-in wall mounted microwave, extractor hood, dishwasher and fridge freezer
- Under-mounted stainless steel sink and tap
- Quartz/stone work surfaces with up-stand

LUXURIOUS BATHROOMS

- High quality furnishings
- Fully tiled showers
- Chrome heated towel rails

PLUMBING & HEATING

- Underfloor heating system throughout
- Full-height double glazed windows

ELECTRICAL FITTINGS

- Contemporary switches and sockets (brushed satin)
- Wiring for digital TV and Sky

- TV points to living room and bedrooms
- Mains operated smoke alarm
- Cat 6 wiring
- Energy efficient lighting

SMART COMMUNAL AREAS

- Intercom system
- Rooftop terrace
- Private lift
- Underground secure parking (2 spaces per apartment & visitor spaces)
- Cycle racks
- Secure storage cages

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Access via a pair of glazed doors and a video intercom system. Staircase and lift rising to the upper floor.

FIRST FLOOR

COMMUNAL HALLWAY

Door to:

PRIVATE ENTRANCE HALL

Doors to adjoining rooms and built-in cupboard housing the pressurised hot water cylinder.

KITCHEN/RECEPTION ROOM

A large full height window provides a good degree of natural light. The kitchen comprises a range of base and eye level units with stone worktop over, sink unit, integrated washing machine, dishwasher, fridge freezer, oven, induction hob and eye level microwave.

BEDROOM 1

Full height window to the front aspect, built-in wardrobe and door to:

EN SUITE

Comprising shower enclosure, vanity wash basin, WC and heated towel rail.

BEDROOM 2

Full height window to the front aspect and fitted wardrobe.

BATHROOM

Comprising panelled bath with shower over, vanity wash basin and WC.

PARKING

The apartment benefits from two allocated parking spaces in the secure underground car park, together with a storage cage which can be accessed from the stairwell.

ROOF TERRACE

The roof terrace can be accessed via the stairwell or lift and provides a stunning, large communal outdoor living space with panoramic views over the town rooftops.

LEASEHOLD

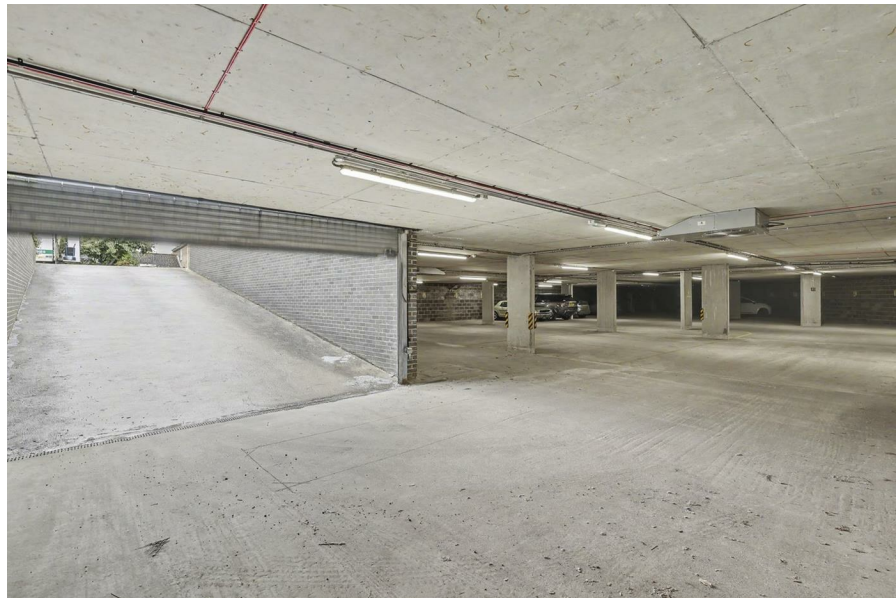
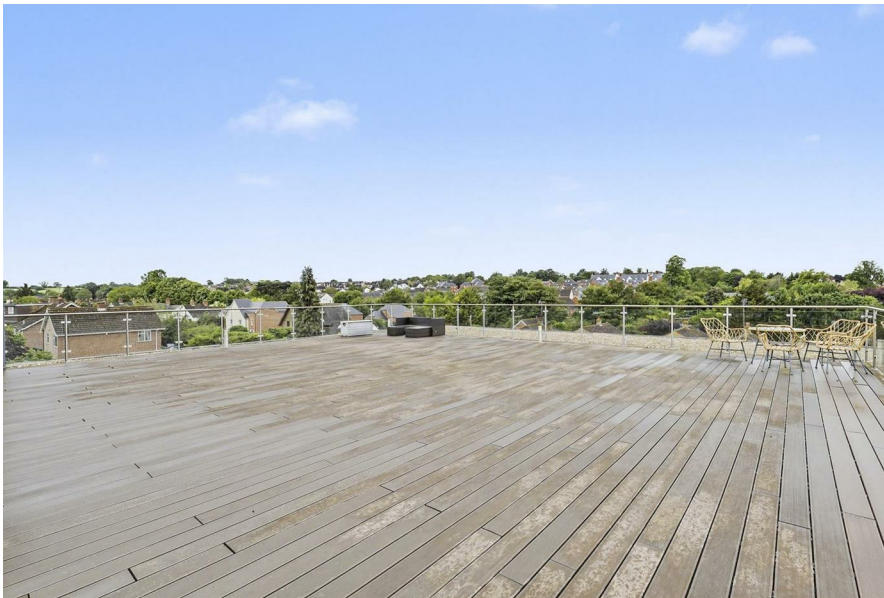
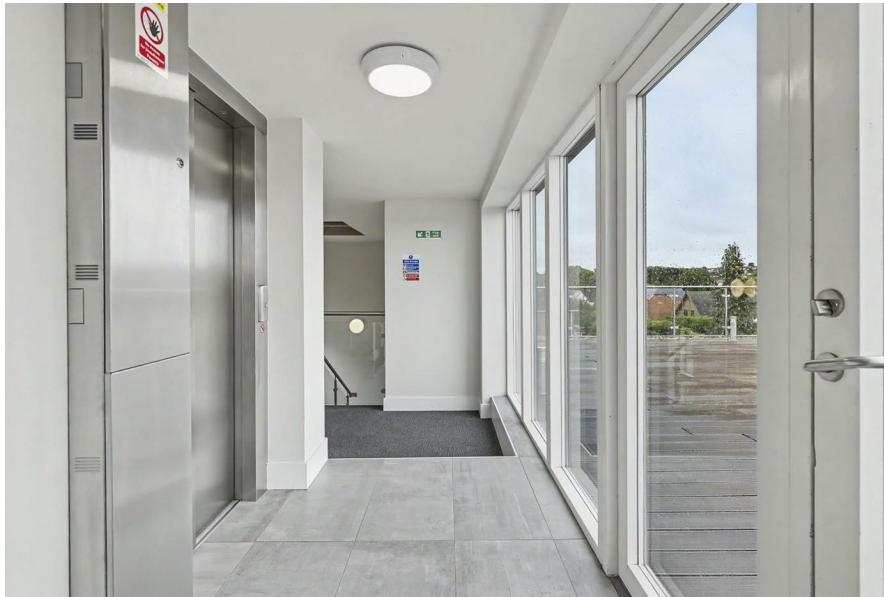
Term: 999 years from and including 1 July 2018 (992 years remaining)

Ground Rent: N/A

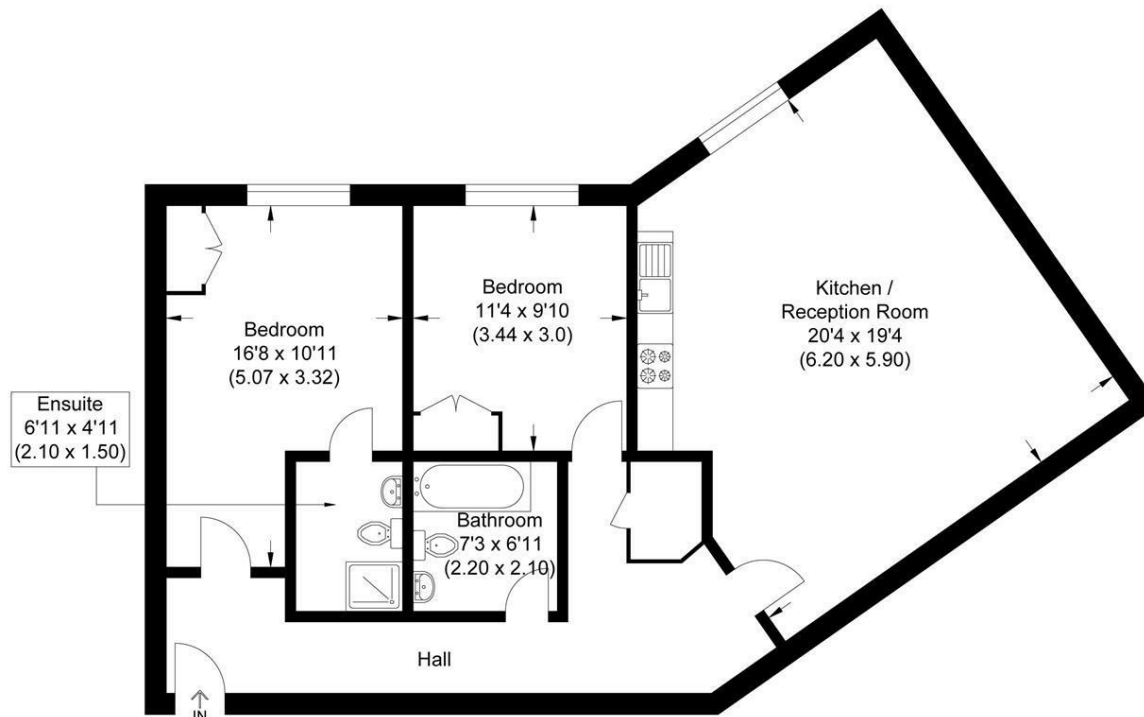
Service Charge: £2,800 p.a.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area
83.78 sq m / 901.80 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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		

Guide Price £315,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Uttlesford

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>.

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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.

