



Station Street, Saffron Walden, CB11 3HB

CHEFFINS

Station Street

Saffron Walden,
CB11 3HB

- Walking distance of town and amenities
- Long lease
- Airy, light-filled living space
- South facing balcony
- Lift access
- Underground parking and communal gardens

A south facing well-proportioned two bedroom top floor apartment forming part of a highly desirable development within easy walking distance of the town centre and also benefitting from secure underground parking and access to the communal gardens.

2 1 1

Guide Price £250,000





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.

GROUND FLOOR**COMMUNAL ENTRANCE HALL**

Security entry phone system, stair and lift access to the upper floors.

SECOND FLOOR**PRIVATE ENTRANCE HALL**

Entrance door, two built-in cupboards, one housing the hot water cylinder and doors to adjoining rooms.

LOUNGE/DINING ROOM

4.50m x 3.43m (14'9 x 11'3)

Double glazed corner window and glazed door providing access to the south facing balcony.

KITCHEN

3.40m x 1.78m (11'2 x 5'10)

Fitted with a range of base and eye level units with worktop over incorporating breakfast bar, sink unit, space and plumbing for washing machine, built-in oven, hob with extractor over and space for free-standing fridge freezer. Double glazed corner window.

BEDROOM ONE

3.94m x 2.74m (12'11 x 9')

Window overlooking the balcony.

BEDROOM TWO

3.40m x 2.24m (11'2 x 7'4)

Window to the side aspect.

BATHROOM

Comprising large shower enclosure, vanity wash basin, WC with hidden cistern and fully tiled walls.

OUTSIDE

One of the major benefits of this development is the mature and well-kept communal garden and a secure underground parking with additional storage space to the side.

LEASEHOLD

Term: 999 years from 20 June 1996 (969 years remaining)

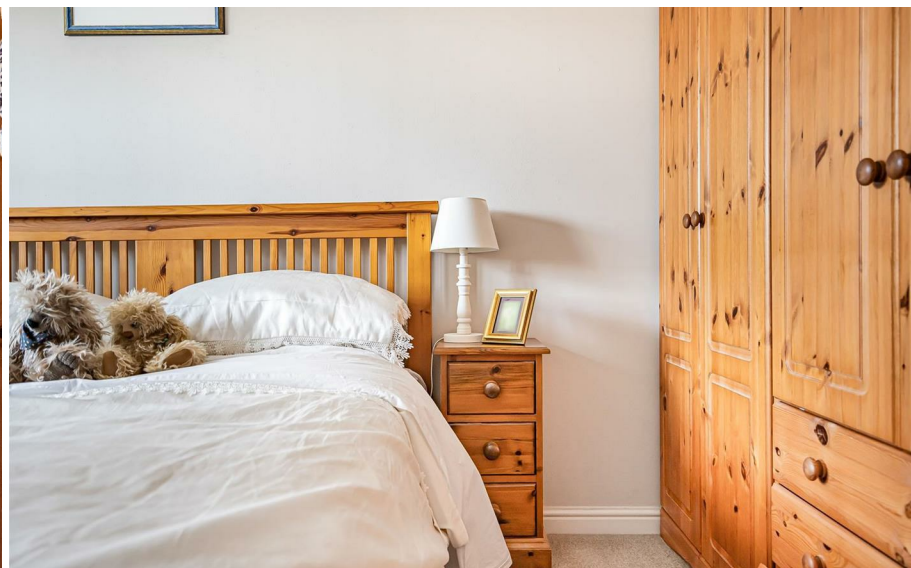
Ground Rent: n/a

Service Charge: £1,951.80 p.a.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

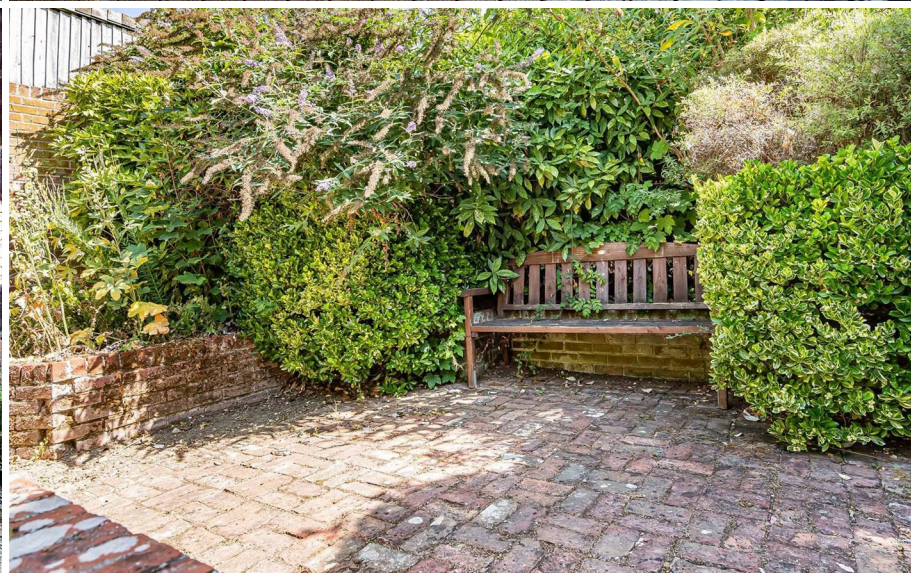
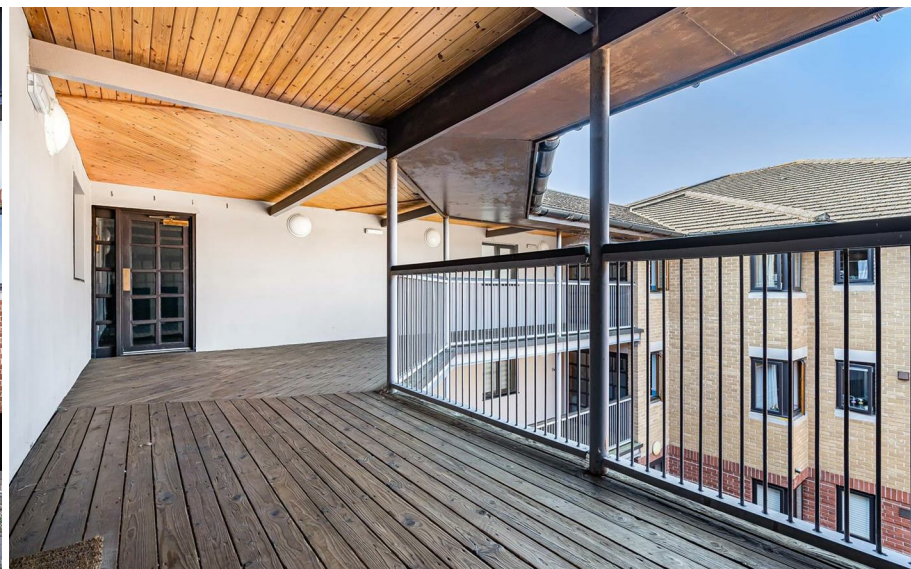
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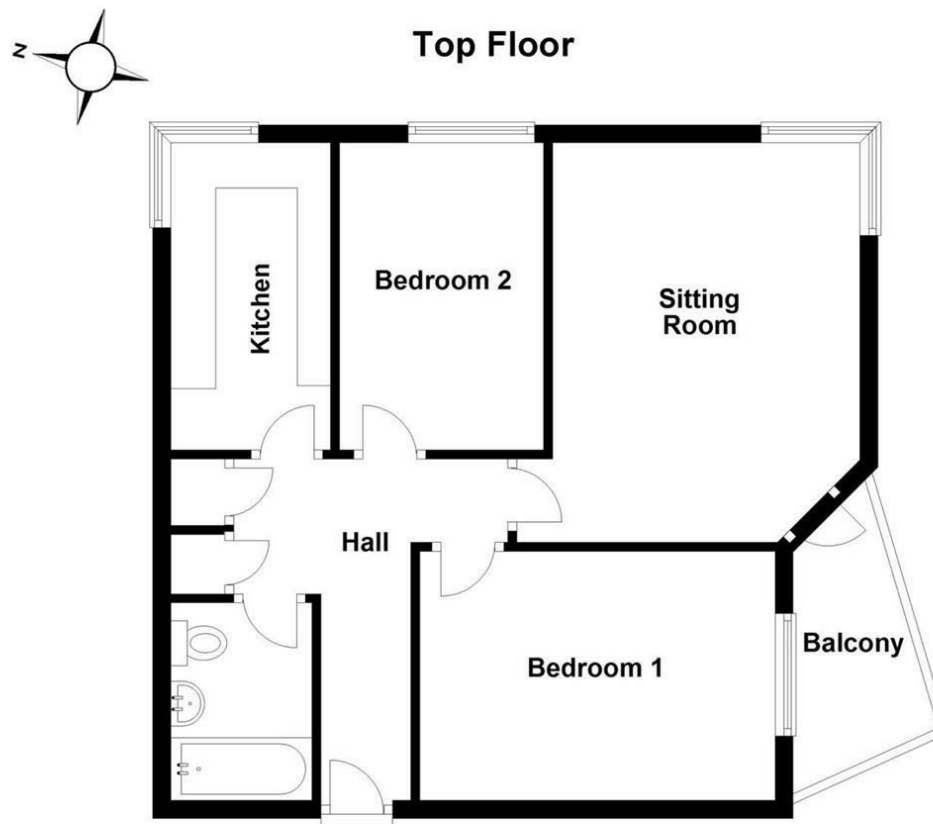
Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford







Approx gross internal floor area 53 sqm (575 sqft)

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

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.

