



Newmarket Road, Great Chesterford, CB10 1PE

CHEFFINS

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Great Chesterford, CB10 1PE

An impressive single story residence forming part of an imposing former mill with idyllic communal grounds. The property offers well-proportioned living accommodation and an abundance of natural light. No upward chain.

LOCATION

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



Guide Price £215,000





ENTRANCE HALL

Entrance door and doors to adjoining rooms.

SITTING/DINING ROOM

Window to the side aspect and French doors with adjoining window opening to the rear patio. Built-in airing cupboard and opening to:

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, electric oven, four ring electric hob with extractor hood over and space for free standing fridge freezer and dishwasher.

SHOWER ROOM

Suite comprising ceramic wash basin with vanity cupboard beneath, low level WC, shower enclosure and heated towel rail.

BEDROOM

Windows to the front and side aspects. Open wardrobe space with hanging rail and shelving.

SHOWER ROOM

Comprising WC with hidden cistern, wash basin with vanity cupboard

below, large shower enclosure and heated towel rail.

OUTSIDE

There is a communal car park with an allocated parking space for the apartment and communal gardens with a paved terrace and bar area, lawns, mature woodland and an attractive wrought iron bridge over the river Cam.

LEASEHOLD

Lease Length: 999 years from 23 May 2013 (985 years remaining)

Ground Rent: £100 p.a. (increasing to £160 in March 2038)

Service Charge: £978.16 p.a.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 – B

Local Authority – Uttlesford



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.

