



Little Larchmount, Saffron Walden, CB11 4EF

CHEFFINS

Little Larchmount

Saffron Walden,
CB11 4EF

A recently refurbished two bedroom freehold apartment situated in a central location within the town. The property offers bright and well proportioned accommodation, together with a garage, garden and a south facing balcony. No upward chain.

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 £260,000





GROUND FLOOR

COMMUNAL ENTRANCE

Entrance door, staircase rising to the first floor.

FIRST FLOOR

LANDING

Obscure glazed window to the front aspect and built-in storage cupboard belonging to the apartment.

PRIVATE ENTRANCE HALL

Entrance door, access to the loft space, built-in airing cupboard and doors to adjoining rooms.

KITCHEN

Newly refitted with a range of base and eye level units with worktop over, stainless steel sink, electric oven, four ring induction hob with extractor hood over, space and plumbing for washing machine and space for fridge. Window to the rear aspect and part-glazed door opening to the south-facing balcony with wrought iron railing.

SITTING ROOM

Windows to the side and rear elevations, feature fireplace and built-in storage cupboard.

BEDROOM 1

Windows to the front and side aspects.

BEDROOM 2

Window to the front aspect.

BATHROOM

Suite comprising ceramic wash basin, low level WC, panelled bath and obscure glazed window to the rear aspect.

OUTSIDE

The front garden is laid to lawn with hedges bordering. The property has a garage en-bloc in the cul-de-sac.

VIEWINGS

By appointment through the Agents.

AGENT'S NOTES

- Tenure - Freehold
- Service Charge - Ad hoc contribution to the maintenance of common areas
- Council Tax Band - B
- Property Type - First floor apartment
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 602.78 sqft
- Parking - Garage en bloc
- Conservation Area - Yes

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas fired boiler with radiators
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Good

BUILDING SAFETY

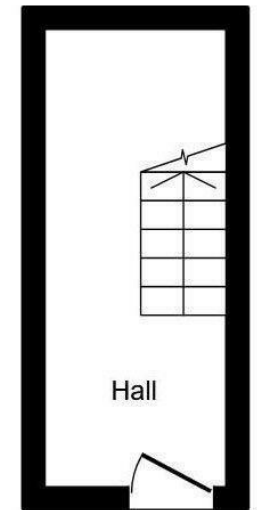
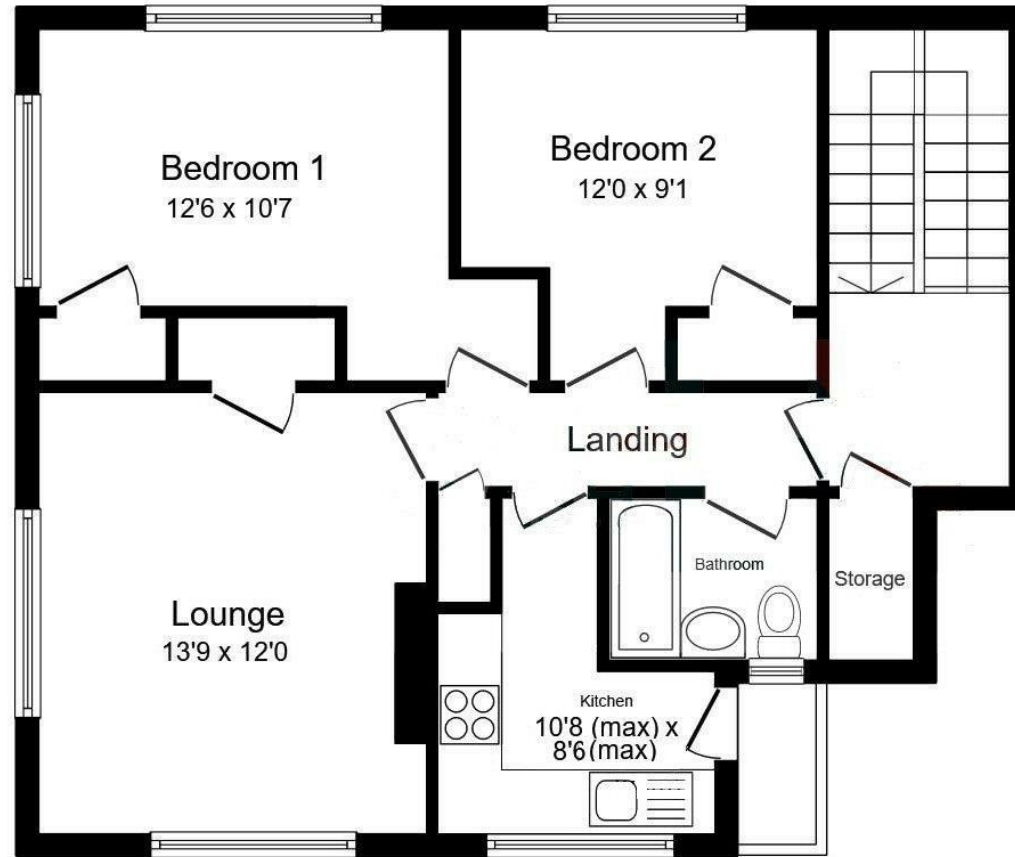
- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

ACCESSIBILITY/ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(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	



First Floor

Ground Floor

Guide Price £260,000

Tenure - Freehold

Council Tax Band - B

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>.

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.

