



**Bell College Court, Saffron Walden, CB11 3FA**

**CHEFFINS**



## Bell College Court

South Road, Saffron Walden,  
CB11 3FA

- Share of Freehold
- High quality ground floor apartment
- Two en-suite bathrooms
- Open plan kitchen/dining/reception room
- Off street parking
- Secure gated development

A delightful, two bedroom/two bathroom ground floor apartment enjoying modern, spacious accommodation with direct access to the terrace and communal gardens. The apartment forms part of an exclusive, gated development within the town.

2 2 1

**Guide Price £350,000**





## 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.



## BELL COLLEGE COURT

Bell College Court is a high quality development of a former school building with additional new buildings. The apartment forms part of one of the newer buildings, constructed to compliment the original school house and with direct access to the communal gardens.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

A spacious hall with secure entry system linking to the main gate.

### PRIVATE ENTRANCE HALL

Entrance door, cupboard housing the pressurised water system and gas fired combi boiler.

### OPEN PLAN KITCHEN/LIVING ROOM

The kitchen is fitted with a range of base and eye level units with worktop over, stainless steel sink and drainer, tiled splashbacks, built in fridge/freezer, oven, microwave, dishwasher and washing machine, separate island which has base level units and worktop over, electric hob and extractor hood, large double glazed windows to the front aspect. Open plan to the living area with large double glazed windows and patio doors to the rear aspect.

### BEDROOM 1

With a range of built in wardrobes and double glazed windows with large doors to the rear aspect.

### EN SUITE

Comprising deep panelled bath with stainless steel taps and shower over, vanity unit with built in wash basin, low level WC. The room is tiled throughout and has a towel rail and extractor fan.

### BEDROOM 2

Large double glazed windows to the rear aspect.

## EN SUITE SHOWER ROOM

Three piece suite comprising shower enclosure, vanity unit with built in wash basin, low level WC, tiled throughout, towel rail and extractor fan.

## OUTSIDE

The property forms part of an exclusive gated development. There is direct access from the property to a patio area which leads onto communal gardens. There are two allocated off street parking spaces with additional visitor parking and a secure, dry storage cage which is located on the ground floor in the adjacent building.

## LEASEHOLD - SHARE OF FREEHOLD

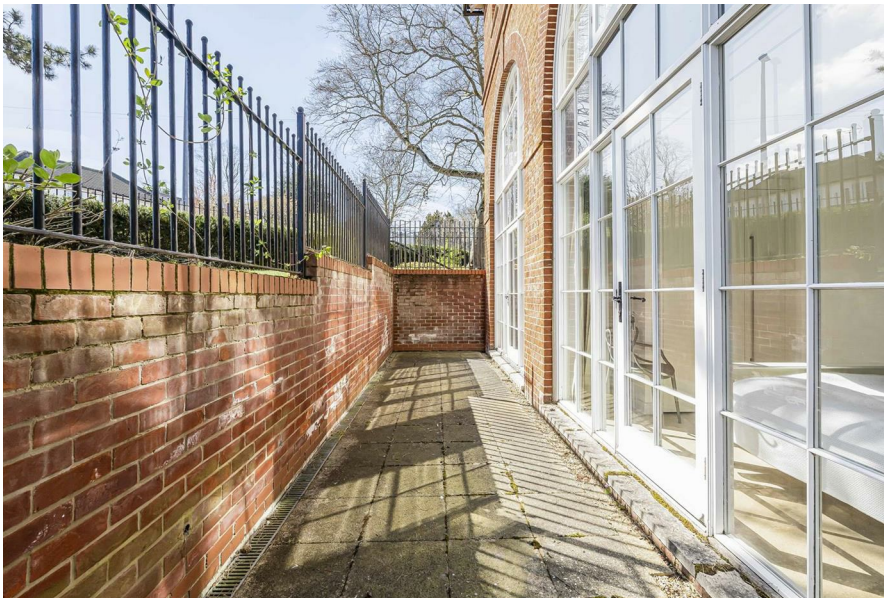
Lease Length: 999 years from 1 April 2019 (993 years remaining)

Ground Rent: n/a

Service Charge: £2,744 p.a.

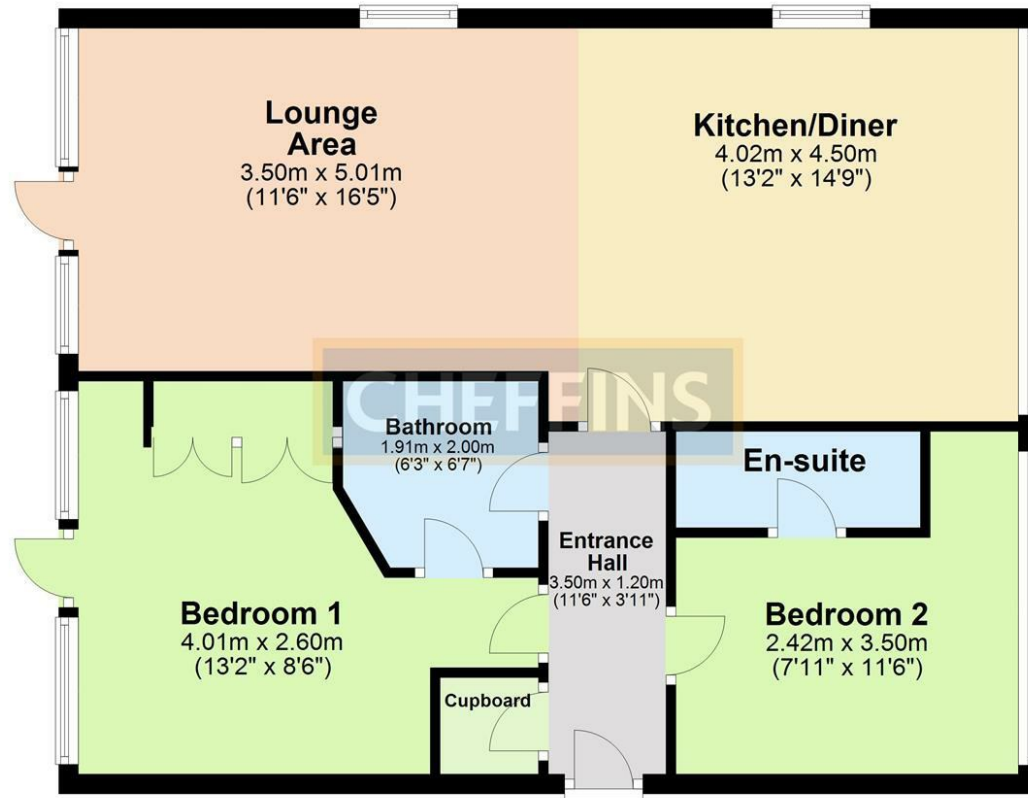
## VIEWINGS

By appointment through the Agents.



## Ground Floor

Approx. 73.2 sq. metres (787.9 sq. feet)



Total area: approx. 73.2 sq. metres (787.9 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (62 plus) <b>A</b>                          |                         |           |
| (51-61) <b>B</b>                            |                         |           |
| (39-50) <b>C</b>                            | 75                      | 79        |
| (31-38) <b>D</b>                            |                         |           |
| (21-30) <b>E</b>                            |                         |           |
| (13-20) <b>F</b>                            |                         |           |
| (1-12) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Guide Price £350,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

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](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.



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