



Aspin Mews, Saffron Walden, CB10 2EL

CHEFFINS

Aspin Mews

Saffron Walden,
CB10 2EL

A well presented one bedroom garden apartment, situated in this tucked away residential location. The accommodation boasts good sized living/dining area, contemporary shower room, double bedroom and kitchen which provides access out to the enclosed rear garden.

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 £185,000





RECEPTION ROOM

Entrance door opening to a good sized living space with window overlooking the front of the property. There are two cupboards which provide a very good amount of storage, with one offering space and plumbing for a washing machine.

KITCHEN

Fitted with a range of base and eye level units with worktop over, sink, space for electric cooker and fridge freezer and space and plumbing for a dishwasher. Door with adjoining window providing access to the rear garden.



BEDROOM

Generous sized double bedroom with window to the rear aspect overlooking the garden.

SHOWER ROOM

Contemporary suite comprising shower enclosure, low level WC and wash basin. Obscure glazed window to the side aspect.

OUTSIDE

To the rear of the property there is an

enclosed garden which benefits from a patio and lawn area. There is one allocated parking space to the front of the property and ample visitor parking.

LEASEHOLD

Term: 999 years from 1 January 1980 (953 years remaining)

Ground Rent: N/A

Service Charge: N/A

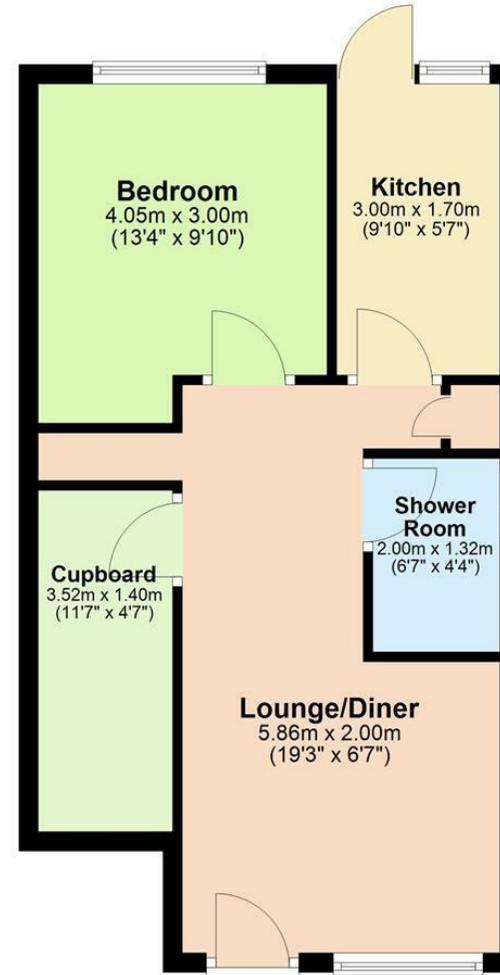
VIEWINGS

By appointment through the Agents.



Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



| 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 | |

Guide Price £185,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Uttlesford

Total area: approx. 34.3 sq. metres (369.3 sq. feet)

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.

