



Radwinter Road, Saffron Walden, CB11 3GA

**CHEFFINS**

## Radwinter Road

Saffron Walden,  
CB11 3GA

A well appointed top floor apartment positioned in a popular residential location. The property enjoys bright and well proportioned living accommodation together with two allocated parking spaces and is offered chain free.

### 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 £200,000





## GROUND FLOOR

### COMMUNAL HALLWAY

Entry is via an intercom system with stairs leading to first and second floors.

## SECOND FLOOR

### PRIVATE ENTRANCE HALL

Entrance door, pair of storage cupboards, one of which has integrated shelving and doors to adjoining rooms.

### LIVING ROOM

Double glazed French doors leading directly onto a Juliet balcony, feature electric fireplace.

### KITCHEN

Fitted with a range of base and eye level units, Bosch four ring induction hob with oven beneath and splashback tiles, sink, integrated washing machine and free-standing fridge/freezer., window to the side aspect.

### PRINCIPLE BEDROOM

Window to the rear aspect, integrated double wardrobes with shelving.

## SHOWER ROOM

Comprising ceramic wash basin with stainless steel taps, vanity cupboard with space, part-tiled wall, low level WC, tiled walk-in shower enclosure.

## OUTSIDE

This property has two allocated parking spaces together with ample visitor spaces.

## LEASEHOLD

- Tenure - Leasehold
- Length of lease - 125 years from 1st February 1999 (98 years remaining)
- Annual ground rent amount - £180.37 p.a.
- Annual service charge amount - £1,982.90 p.a.

## VIEWINGS

By appointment through the Agents.



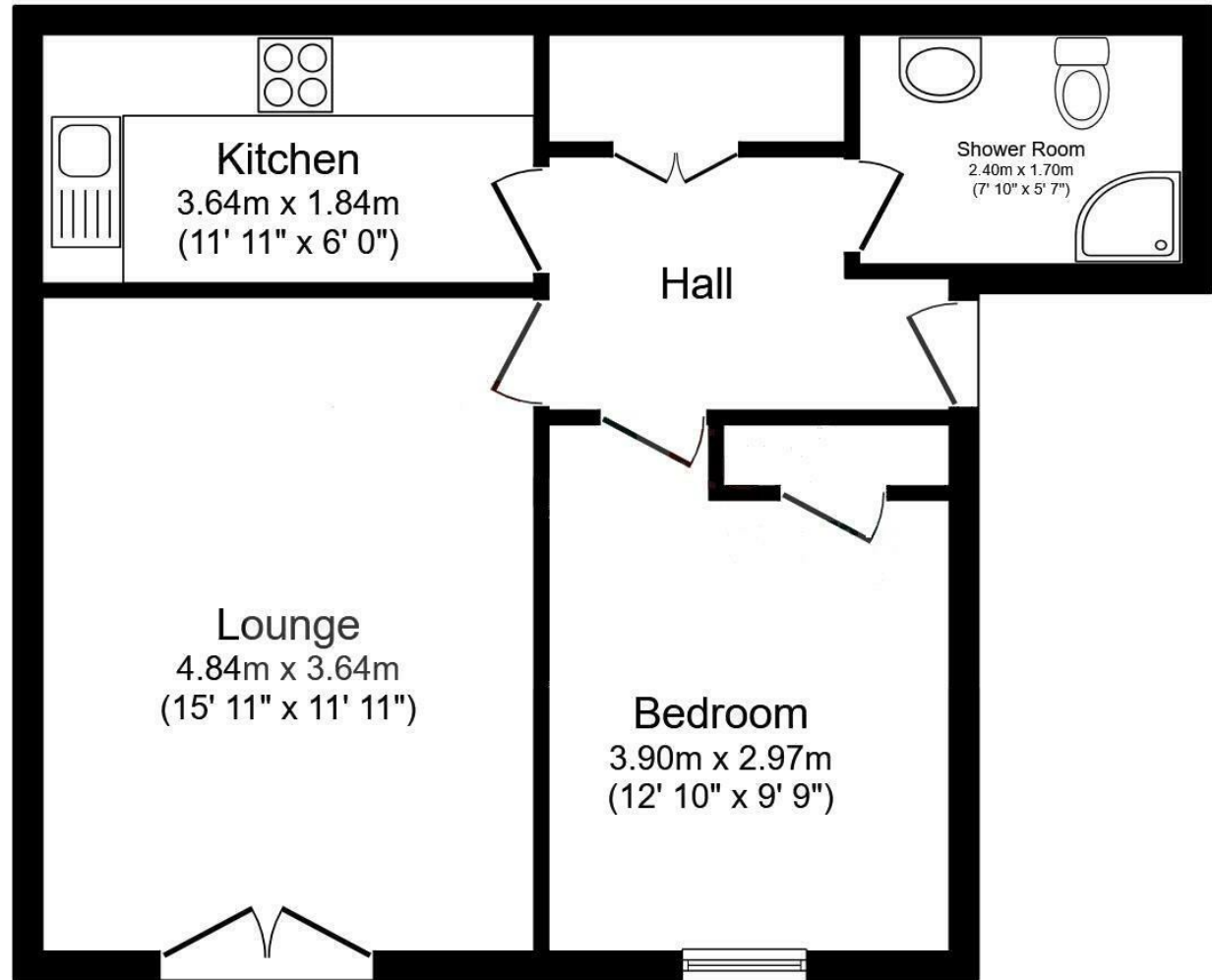
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		71	75
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £200,000

Tenure - Leasehold

Council Tax Band - C

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.

