



Debden Road, Saffron Walden, CB11 4AA

**CHEFFINS**



## Debden Road

Saffron Walden,  
CB11 4AA

A first floor, two bedroom apartment set in a convenient location for the town's amenities. The property enjoys well-proportioned accommodation with a shared courtyard garden. 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 £210,000**





## GROUND FLOOR

### SHARED ENTRANCE HALL

Shared with the ground floor apartment. Private entrance door with staircase rising to the first floor and window to the rear aspect.

## FIRST FLOOR

### LANDING

Built-in cupboard and doors to adjoining rooms.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, gas hob with oven below, sink unit, free standing washing machine and fridge freezer and window to the rear aspect.

### INNER HALLWAY

Doors to adjoining rooms.

### SITTING ROOM

Deep window to the front aspect providing a good degree of natural light and fireplace with adjoining fitted shelving and cupboards.

### CLOAKROOM

Comprising low level WC and obscure glazed window.

### BATHROOM

Comprising bath with handheld shower attachment, vanity wash basin with

cupboards below and obscure glazed window.

### BEDROOM 1

Deep secondary glazed window to the front aspect and built-in wardrobes.

### BEDROOM 2

Deep window to the front aspect.

## OUTSIDE

The property is well-located, being within short walking distance to the Market Square and town centre and within close proximity to the bus stop with a regular service to Audley End train station and Cambridge. To the rear of the property is a shared courtyard garden. Opposite the property is a parcel of land owned by Uttlesford District Council which is utilised by local residents for off-street parking. There is no formal agreement in place; spaces are agreed informally between the local resident users.

## LEASEHOLD

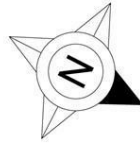
Lease Length: 152 years from 1 April 2014 (141 years remaining)

Ground Rent: £100 p.a.

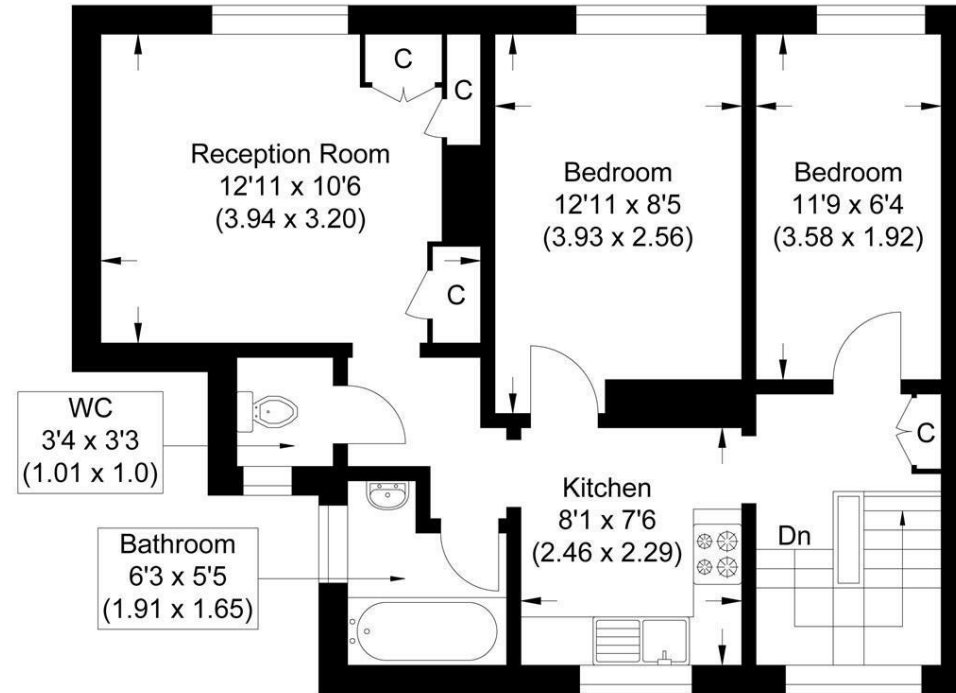
Service Charge: n/a

## VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area  
49.95 sq m / 537.65 sq ft



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	77
England & Wales	
EU Directive 2002/91/EC	

Guide Price £210,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

