



**Burgess Croft, Saffron Walden, CB11 4GJ**

**CHEFFINS**

## Burgess Croft

Saffron Walden,  
CB11 4GJ

A beautifully appointed, stylish and contemporary home exclusively for over 55s, forming part of a sought-after and award winning development within town. Enjoying bright and well proportioned living accommodation together with allocated off street parking. 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.

2 2 1

**Guide Price £350,000**





## GROUND FLOOR

### COMMUNAL ENTRANCE

Entry phone system, stair and lift access to the upper floors.

## FIRST FLOOR

### PRIVATE ENTRANCE HALL

Entrance door, built-in storage cupboards and doors to adjoining rooms.

### OPEN PLAN KITCHEN/RECEPTION ROOM

A spacious, open plan room with ample space for relaxing and entertaining, enjoying an abundance of natural light via a number of full height double glazed windows, with engineered oak flooring and a built-in storage cupboard. The kitchen is fitted with base and eye level units with quartz worktop space, stainless steel sink, four ring induction hob with glazed splashback and extractor hood over, built-in oven and microwave, integrated dishwasher and fridge freezer, space and plumbing for washing machine.

### BEDROOM 1

Built-in wardrobes, large double glazed window to the rear aspect and door to:

### EN SUITE

Comprising ceramic wash basin, walk-in

shower enclosure with drench shower head, low level WC, heated towel rail and tiled flooring.

### BEDROOM 2/RECEPTION ROOM

A versatile room which could be utilised as a dining room, home office or second double bedroom, with a double glazed window to the rear aspect.

### BATHROOM

Comprising panelled bath with shower over, low level WC, ceramic wash basin, heated towel rail and tiled flooring.

## OUTSIDE

The apartment benefits from an allocated parking space in the communal car park, together with shared use of 2 visitor parking spaces.

## LEASEHOLD

Term: 250 years commencing on 1 January 2013 (237 years remaining)  
Ground Rent: Burgess Croft Freehold Ltd £129.25 p.a. / The Avenue £254.72 p.a.  
Service Charge: £2442.79 for 2025 (this includes a credit from previous years' surplus, the figure in 2024 was £3123.82)

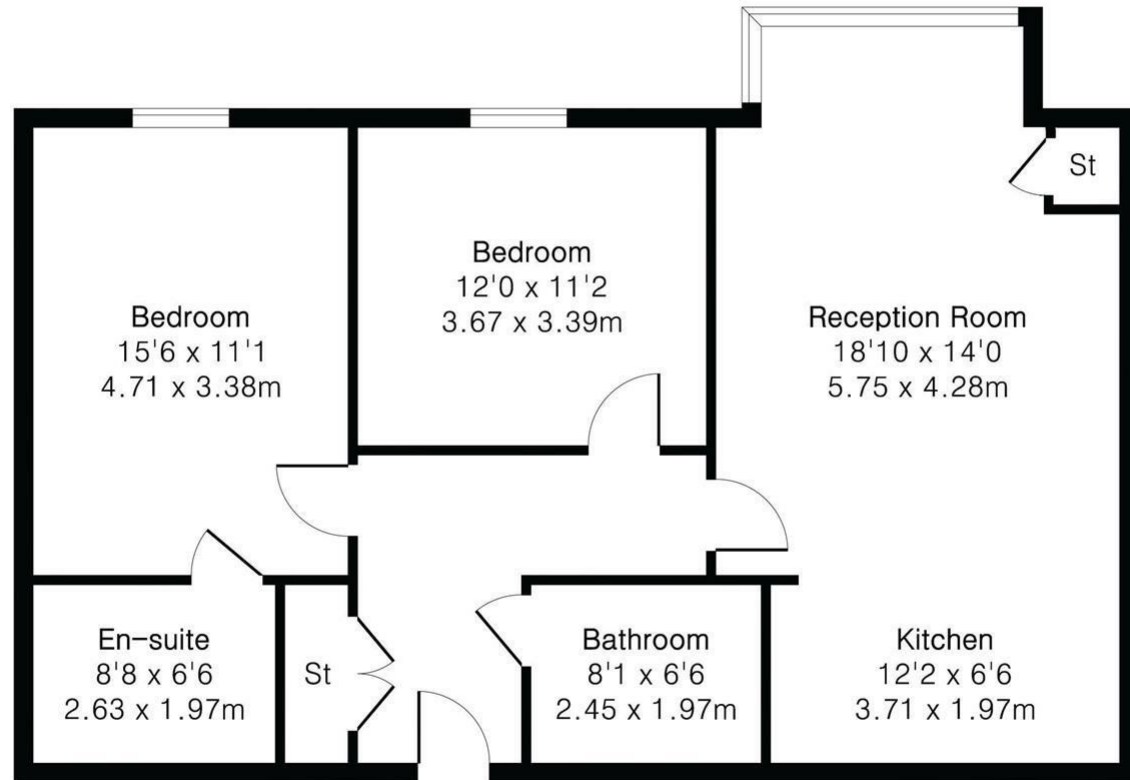
Occupier must be aged 55 or over.

## VIEWINGS

By appointment through the Agents.



**Approximate Gross Internal Area 846 sq ft - 79 sq m**



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

Guide Price £350,000

Tenure - Leasehold

Council Tax Band - D

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](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.

