



Radwinter Road, Saffron Walden, CB11 3GA

**CHEFFINS**

## Radwinter Road

Saffron Walden,  
CB11 3GA

A one bedroom, ground floor apartment forming part of an historic Grade II Listed building. The apartment is set in a tucked-away position, enjoying views over the mature, communal gardens. 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 £185,000**





### **COMMUNAL ENTRANCE**

Solid wood entrance door and intercom entry system.

### **PRIVATE HALLWAY**

Entrance door and a pair of arched sash windows with views over the communal garden, digital electric heater and built-in coats and storage cupboard with an adjoining built-in airing cupboard.



### **SITTING ROOM**

A pair of arched sash windows providing a good degree of natural light and enjoying views over the communal gardens. Digital electric heater and door to:

### **KITCHEN**

Refitted with a range of base and eye level units with worktop space over, four ring hob with oven below, sink unit, integrated fridge freezer and free-standing washing machine. Arched sash window with views over the gardens.



### **BEDROOM**

Built-in wardrobe and arched sash window overlooking the gardens.

### **BATHROOM**

Refitted suite comprising bath with shower over, vanity wash basin, WC with hidden cistern, heated towel rail, tiled walls and flooring.

### **OUTSIDE**

This charming apartment is set within a historic building, tucked away in a quiet spot overlooking beautifully maintained communal gardens. It features an allocated parking space, with additional visitor parking, and access to a secure communal bike store. The property is reached via an attractive paved footpath and pergola leading from the main courtyard.

### **TENURE - LEASEHOLD**

Term: 125 years from 1 February 1999 (98 years remaining)  
Ground Rent: £181 p.a.  
Service Charge: £2,236.14 p.a.

### **VIEWINGS**

By appointment through the Agents.



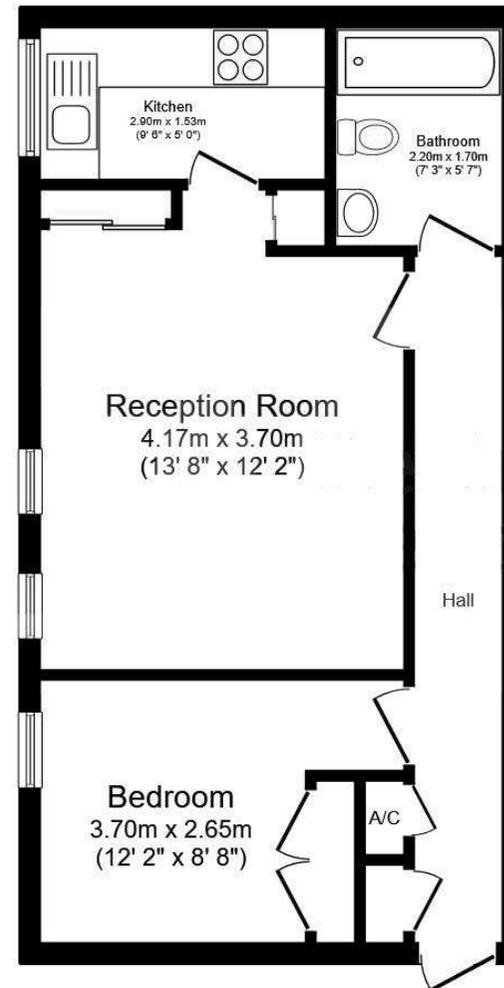
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £185,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate.

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>.

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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.

