



Church Field, Saffron Walden, CB11 4BG

CHEFFINS

Church Field

Saffron Walden,
CB11 4BG

A well-presented, double bedroom, first floor apartment set in a block of only six apartments. The property is offered with no upward chain. CASH BUYERS ONLY.

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 £115,000





GROUND FLOOR

COMMUNAL ENTRANCE HALL

Staircase rising to upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Entrance door and doors to adjoining rooms.

SITTING/DINING ROOM

Window to the rear aspect, feature electric fireplace and door to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, space for cooker and fridge freezer, space and plumbing for washing machine, fitted larder cupboard and fitted airing cupboard. Windows to the rear and side aspects.

SHOWER ROOM

Comprising pedestal wash basin, low level WC, walk-in shower enclosure and heated towel rail. Obscure glazed window to the side aspect.

BEDROOM

Window to the front aspect.

OUTSIDE

There are communal gardens and residents' off-street parking.

AGENT'S NOTES

TENURE: Leasehold

LEASE LENGTH: 99 Years from 25/12/1976 (51 years remaining)

GROUND RENT: £50 p.a.

SERVICE CHARGE: £864.18 p.a.

Please note, due to the circumstances of this sale, the property is being sold via a third party and the material information provided is limited and may require further investigation if you were to proceed.

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

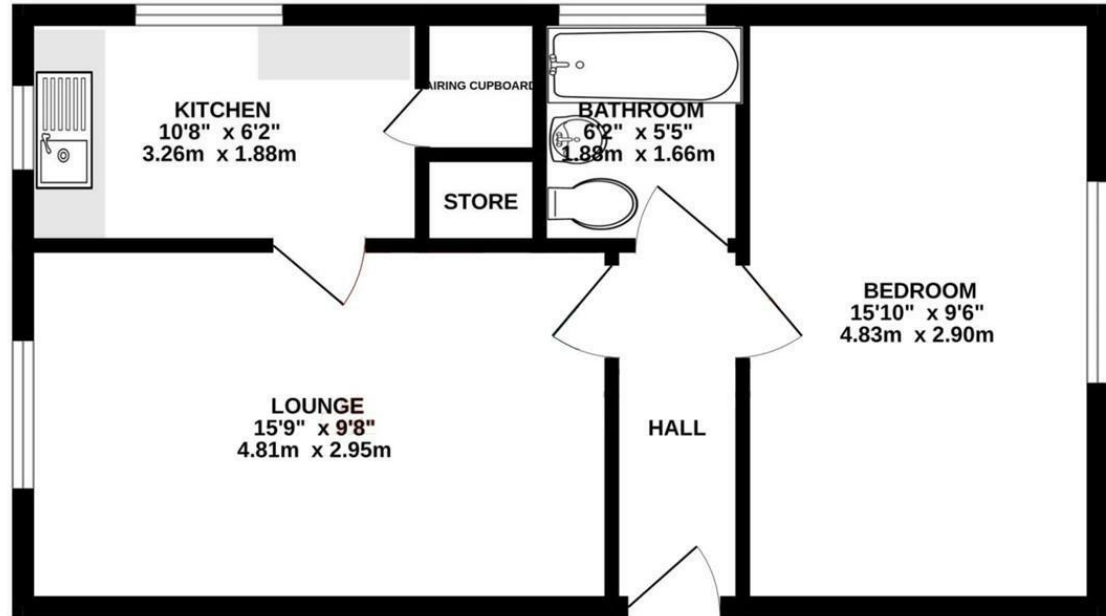
By appointment through the Agents.



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

Guide Price £115,000
Tenure – Leasehold
Council Tax Band – B
Local Authority – Uttlesford

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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>.

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.

