



West Road, Saffron Walden, CB11 3DE

CHEFFINS

West Road

Saffron Walden,
CB11 3DE

A beautifully presented, spacious top floor apartment forming part of a former mill conversion tucked away in an enviable position within the town. The property has a wealth of character features together with communal gardens and two allocated parking spaces. Offered chain free.

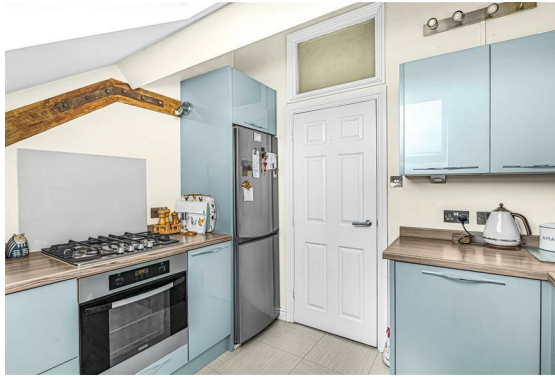
LOCATION

Saffron Walden is a picturesque Medieval market town, steeped in history with a wealth of period properties. There is an excellent range of both independent shops and national chains, along with a twice weekly market, cafes, pubs and restaurants. Good local schooling is available in the town for all age ranges, along with recreational facilities including a leisure centre and swimming pool. Access to London and Cambridge can be gained via the main line railway station at Audley End (just a few minutes' drive to the west) and there are M11 motorway access points at Stump Cross (to the north) and Bishop's Stortford (to the south). Stansted Airport is within 20 minutes' drive and Cambridge is only 15 miles away.

2 1 1

Guide Price £300,000





GROUND FLOOR

COMMUNAL ENTRANCE HALL

Entry is via a communal door shared between three apartments with an intercom system. Staircase rising to the upper floor apartments.

SECOND FLOOR

PRIVATE ENTRANCE LOBBY

Entrance door and built-in storage. Door to:-

HALLWAY

Built-in storage cupboard with shelving and doors to adjoining rooms.

LIVING/DINING ROOM

A spacious room with vaulted ceiling and exposed timbers. Double glazed window to the side aspect with an additional feature arch window to the rear elevation and double glazed skylight.

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink unit, glass screen splashback, integrated dishwasher, oven with four ring gas hob above, space for fridge freezer and washer dryer, tiled flooring and exposed timbers.

BEDROOM 1

A spacious room with double glazed window to the side aspect, exposed timbers and fitted wardrobe.

BEDROOM 2

Double glazed skylight and exposed timbers.

BATHROOM

Double glazed skylight and exposed timbers, part-tiled walls and tiled flooring, panelled bath, low level WC, ceramic wash basin and walk-in shower enclosure.

OUTSIDE

The apartment forms part of a conversion of a former mill, set in a highly sought-after location within the town. There are communal gardens and the apartment benefits from two allocated parking spaces; one in the communal car park and one in the secure underground parking area.

AGENT'S NOTES

TENURE: Share of Freehold

LEASE LENGTH: 999 Years from 24th June 1998 (972 years remaining)

GROUND RENT: n/a

SERVICE CHARGE: £720 p.a.

RESIDENTS' ASSOCIATION SINKING FUND: £471 p.a.

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

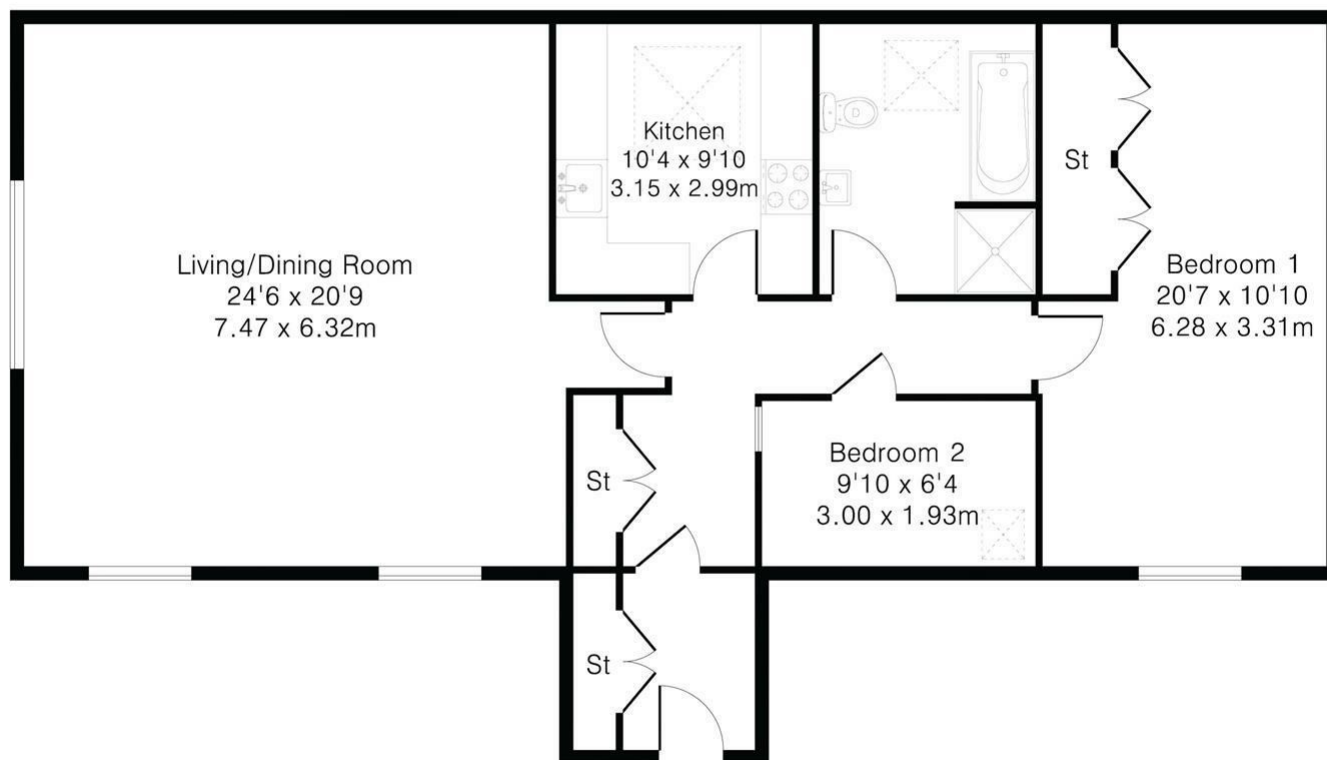
Please note, due to the circumstances of this sale, the property is being sold via a third party and the material information provided is limited and may require further investigation if you were to proceed.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 1081 sq ft - 100 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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 £300,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - D

Local Authority - Uttlesford

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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.