



Horn Book, Saffron Walden, CB11 3JW



Horn Book

Saffron Walden,
CB11 3JW

A high specification two bedroom ground floor apartment forming part of a popular residential development. The property features a refitted kitchen, bathroom and en suite, together with well proportioned accommodation, allocated off street parking and an extended lease.

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 £220,000





COMMUNAL ENTRANCE HALL

Entry phone system and staircase rising to the upper floors.

PRIVATE ENTRANCE HALL

Entrance door and doors to adjoining rooms.

SITTING/DINING ROOM

Window to the rear aspect and door to:

KITCHEN

Refitted with a range of base and eye level units, quartz worktops, stainless steel sink, induction hob with extractor hood over, electric oven, space and plumbing for washing machine and space for free-standing fridge freezer. Window to the rear aspect.

BEDROOM 1

Window to the front aspect and door to:

EN SUITE

Comprising low level WC, ceramic wash basin with vanity unit beneath and shower enclosure.

BEDROOM 2

Window to the front aspect.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower attachment, heated towel rail and built-in airing cupboard.

OUTSIDE

The apartment is well-located within walking distance of the town centre and local amenities. In the grounds there are communal gardens and parking.

LEASEHOLD

Term: 99 years from 24 June 2002 (75 years remaining)

Ground Rent: £150 p.a.

Service Charge: £2,524 p.a.

The vendor will be extending the lease to 125 years in conjunction with the property sale.

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		76	79
(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	

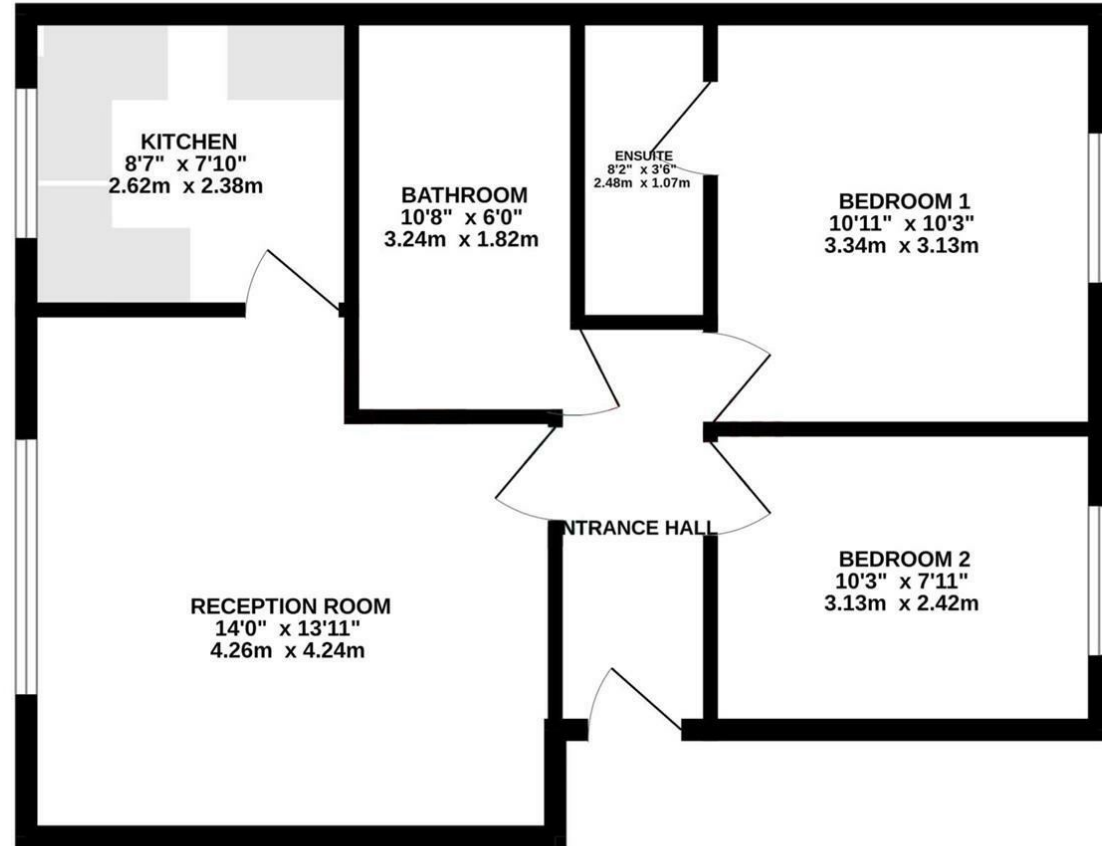
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Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

GROUND FLOOR



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.

