

Chaters Hill, Saffron Walden, CB10 2AB

CHEFFINS

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Saffron Walden,
CB10 2AB

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Guide Price £250,000

- Two bedroom cottage
- Central location overlooking the Common
- Walking distance to local amenities
- Communal gardens
- Off-street parking



A two bedroom cottage forming part of a historic Grade II Listed building, set in a prime location of the common. The property has recently been redecorated and also enjoys the use of communal gardens together with 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.

GROUND FLOOR

ENTRANCE HALL
A glazed entrance door with porch over, staircase rising to the first floor with understairs storage cupboard and doors to adjoining rooms.

SITTING/DINING ROOM
The room enjoys a good degree of natural light via a large window overlooking the communal gardens, fireplace with inset gas fire and fitted cupboards to either side.

KITCHEN
Fitted with a range of base and eye level units with quartz worktop, oven with induction hob and extractor above, sink unit, washing machine and integrated fridge freezer, deep window to the front aspect with views of the grounds and driveway.

CLOAKROOM
Comprising wash basin and low level WC.

FIRST FLOOR

LANDING
Doors to adjoining rooms.

BEDROOM ONE
Large window enjoying views over the communal grounds, built-in wardrobe and airing cupboard housing the hot water cylinder.

BEDROOM TWO
Large window to the front aspect.

BATHROOM
Comprising panelled bath with shower attachment over, vanity wash basin, WC and window to the front aspect.

OUTSIDE
The property is set in a tucked away prime location, just a stone's throw from the common and well placed within walking distance of the market square and town's facilities. The property enjoys the use of the communal gardens and two allocated off-street parking spaces.

LEASEHOLD - SHARE OF FREEHOLD
Term: Currently 125 years from 1 January 1991. The legal process underway to extend the lease to 999 years - this is included in the sale price.
Ground Rent : n/a
Basic Service Charge: £330.22 p.a.
Accounts Fee: £109.33 p.a.
Insurance: £374.81
Under the terms of the lease, there is a full redecoration of the outside of the building every 7 years. Costs are shared between the Freeholders.

VIEWINGS
By appointment through the Agents.









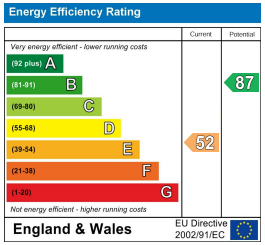


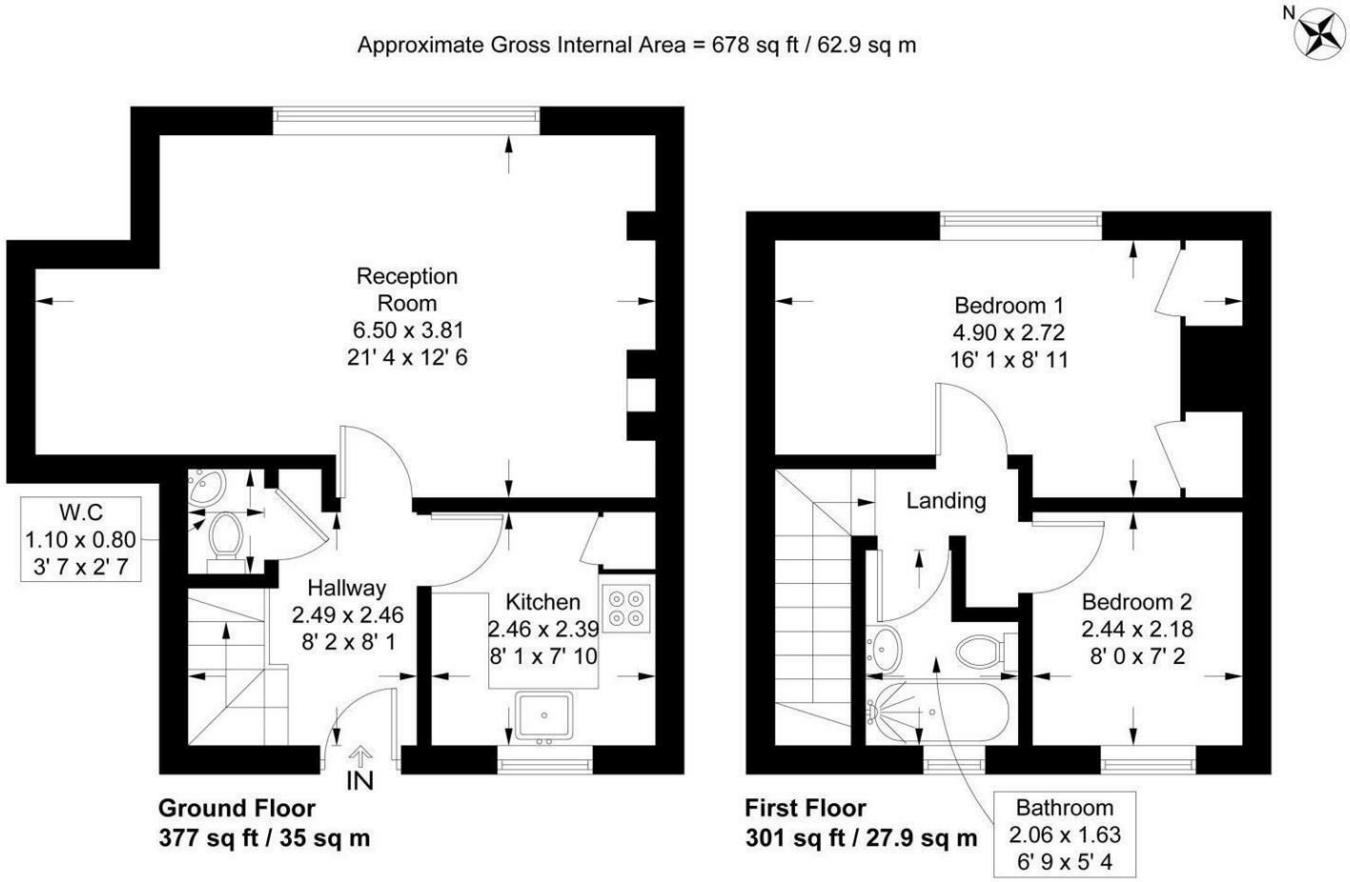












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Tenure - Leasehold - Share of Freehold

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.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.