



## 50 Saffron Court, Station Street, Saffron Walden, CB11 3HB

A superb and rarely available 2 bedroom top floor apartment benefitting from enviable panoramic views over Saffron Walden and beyond, forming part of this well established development ideally located close to the centre of town. NO UPWARD CHAIN.

**Guide Price £250,000**

- 2 Bedroom top floor apartment
- Security entry phone system
- Secure underground parking
- Balcony seating area
- Close proximity to town centre
- EPC rating C



### ACCOMMODATION

The property is a superb light and airy flat of excellent proportions situated on the top floor of this modern and well designed development ideally situated just a short walk from the town centre. Apartment 50 occupies an enviable position within the development benefitting from a good size balcony which provides stunning views over Saffron Walden roof tops and beyond. In detail the well appointed accommodation comprises:-

### ENTRANCE HALL

With entrance phone system, night storage heater and two built-in cupboards - one housing hot water cylinder.

**LIVING / DINING ROOM 11'6" x 14'8" (3.50m x 4.48m)** Window to front and side aspects providing plenty of natural light, door to balcony seating area.

### KITCHEN 6" x 11" (1.82m x 3.36m)

Fitted with a range of base and wall units incorporating stainless steel sink and drainer, built-in oven with hob and extractor hood over, fridge freezer, washer/dryer combi machine, window to side aspect, wood effect flooring and panel heater.

### BEDROOM 1 14'4" x 9'1" (4.38m x 2.76m)

Window to front aspect with attractive views, electric panel heater.

### BEDROOM 2 7'6" x 12'2" (2.28m x 3.70m).

Window to side aspect and radiator.

### BATHROOM

Suite comprising tiled shower enclosure, low-level WC and corner washbasin with ceramic wall tiling.

### OUTSIDE

The property benefits from a private enclosed balcony, secure underground parking, with one allocated space, plus ample parking for other vehicles. There are additional spaces for visitors at street level. The property benefits from the use of the well maintained communal gardens.

### TENURE

The property is leasehold on a 999 year lease from 1996, there is a service charge of £73 per month (£219 per quarter).

### LOCATION

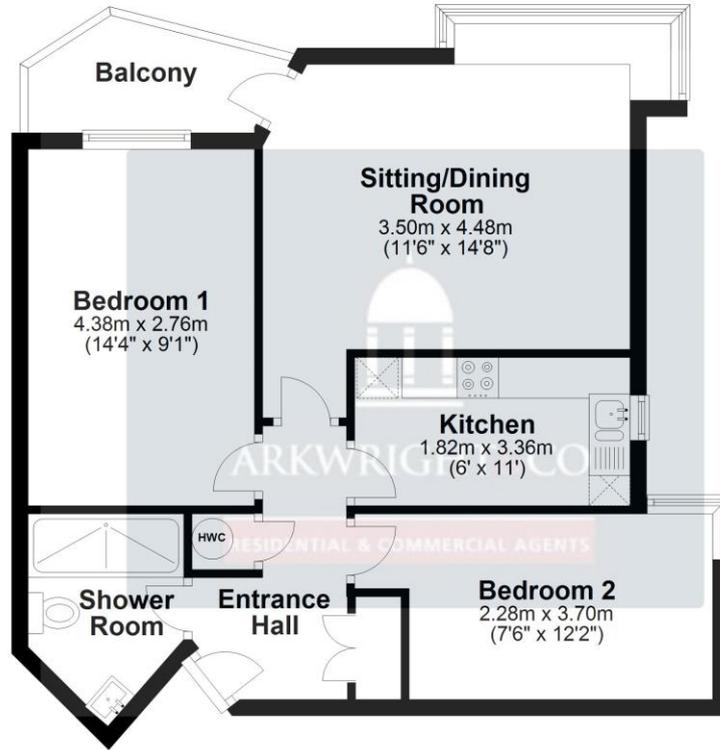
Saffron Court is situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a thriving twice weekly market. The town's leisure facilities include an 18 hole golf course, a cinema and an 800 seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

### SERVICES

All main services are connected.

### Floor Plan

Main area: approx. 57.2 sq. metres (616.1 sq. feet)  
Plus balcony, approx. 3.8 sq. metres (41.4 sq. feet)



Main area: Approx. 57.2 sq. metres (616.1 sq. feet)  
Plus balcony, approx. 3.8 sq. metres (41.4 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND**  
Tax band C

**TENURE**  
Leasehold

**LOCAL AUTHORITY**  
Uttlesford District Council

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