



48 Hornbook, Saffron Walden
CB11 3JX



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

48 Hornbook

Saffron Walden | Essex | CB11 3JW

Guide Price £225,000

- Extended Lease
- A well-appointed 2 bedroom apartment Situated on the top floor
- Communal garden
- Off road parking
- Well located for ease of access to the town Centre
- Available with no upward chain
- Excellent buy to let opportunity, with potential income for £1,100 pcm

The Property

A spacious two bedroom, two bathroom top floor apartment set in a popular modern development on the edge of the town benefitting from a communal garden and car parking.

The Setting

Hornbook is ideally situated on the outskirts of the historic town of Saffron Walden. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular High Street retailers, including Waitrose and a twice weekly thriving market. The town and leisure facilities include an 18-hole golf course, cinema, and an 800-seat concert hall and the beautiful Bridge End Gardens. The town is conveniently 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 access at Junction 8, Bishops Stortford, Stansted Airport is within 19 miles and the University City of Cambridge is within 15 miles to the north.

The Accommodation

In detail the accommodation comprises of a communal entrance with staircase rising to the first and second floors. Entering the property there is an entrance hall with security entry phone system and access to the loft hatch. A living room measuring 4.42m x 4.22m (14'6 x 13'10) with double glazed window to the rear aspect. A kitchen measuring 2.57m x 2.39m (8'5 x 7'10) fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer, integrated electric oven and hob with extractor over, space and socket for fridge/freezer, space and plumbing for washing machine, and window to the rear aspect. Bedroom 1 measures 3.33m x 3.15m (10'11 x 10'4) with a window to the front aspect and door to an en suite which is fitted with a shower enclosure, low level WC and wash hand basin. Bedroom 2 which measures 3.12m x 2.24m (10'3 x 7'4) has a window to the front aspect. A bathroom measuring 43m x 1.70m (11'3" x 5'6") comprises a three-piece suite with a panelled bath, low level WC, wash hand basin and airing cupboard.





Outside

The property has the benefit of communal gardens and off-street parking.

Services

Mains electric, water and drainage are connected. Heating is electric. Ultrafast broadband is available and mobile signal is likely.

Tenure – Leasehold, 189 years from June 2022

Service Charge – Approximately £180.00 per month, no ground rent

Property Type – Top floor apartment

Property Construction – Brick and timber with tiled roof

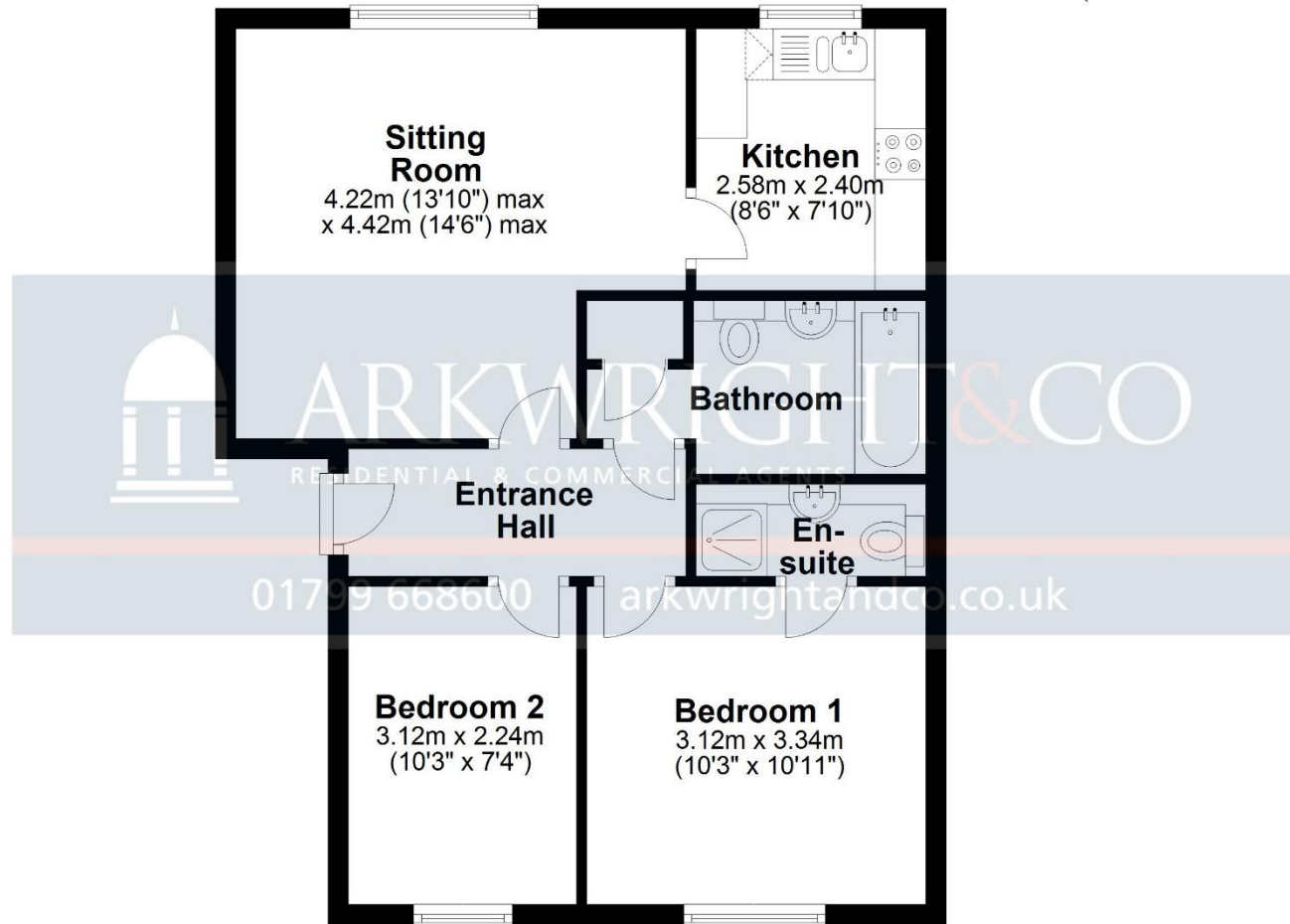
Local Authority – Uttlesford District Council

Council Tax – C

EPC Rating– D

Floor Plan

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 55.0 sq. metres (591.9 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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