



61 De Bohun Court, Saffron Walden
CB10 2BA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

61 De Bohun Court

Saffron Walden | Essex | CB10 2BA

Guide Price £250,000

- A well-proportioned two-bedroom ground floor apartment
- Garage en bloc
- Walking distance to the town centre
- Popular residential location
- Offered with no upward chain
- EPC: C

The Property

A superb light and airy ground floor apartment ideally located in this popular development just a short walk from the town centre. The property benefits from communal gardens, garage and is offered with no upward chain.

The Setting

De Bohun Court is well situated only a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There are a number of primary and secondary schools in the area. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at Junction 8 and 9, Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail the property comprises of an entrance hall with built in storage cupboard and doors to the adjoining rooms. The dual aspect sitting room is a particular feature of the property with sliding doors onto the communal gardens. A well fitted kitchen has a matching range of eye and base level units with worksurface over and sink unit incorporated. Integrated appliances include oven, gas hob and fridge/freezer. There is space and plumbing for appliances. Bedroom one is a double room with window to rear aspect and a range of built in wardrobes. Bedroom two is a good size room with window to front aspect. The family bathroom comprises panelled bath, W.C and wash hand basin.

Outside

The property benefits from the use of the well-maintained communal gardens and there is a garage located close by.





Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – The property is leasehold, with a share of the freehold on a 199 year lease from 1981. The current yearly service charge is £708.00. There is no ground rent due to the fact that all flat owners own a share of the freehold via De Bohun Court Management Company Limited.

Property Type – Ground floor apartment

Property Construction – Brick built with tiled roof

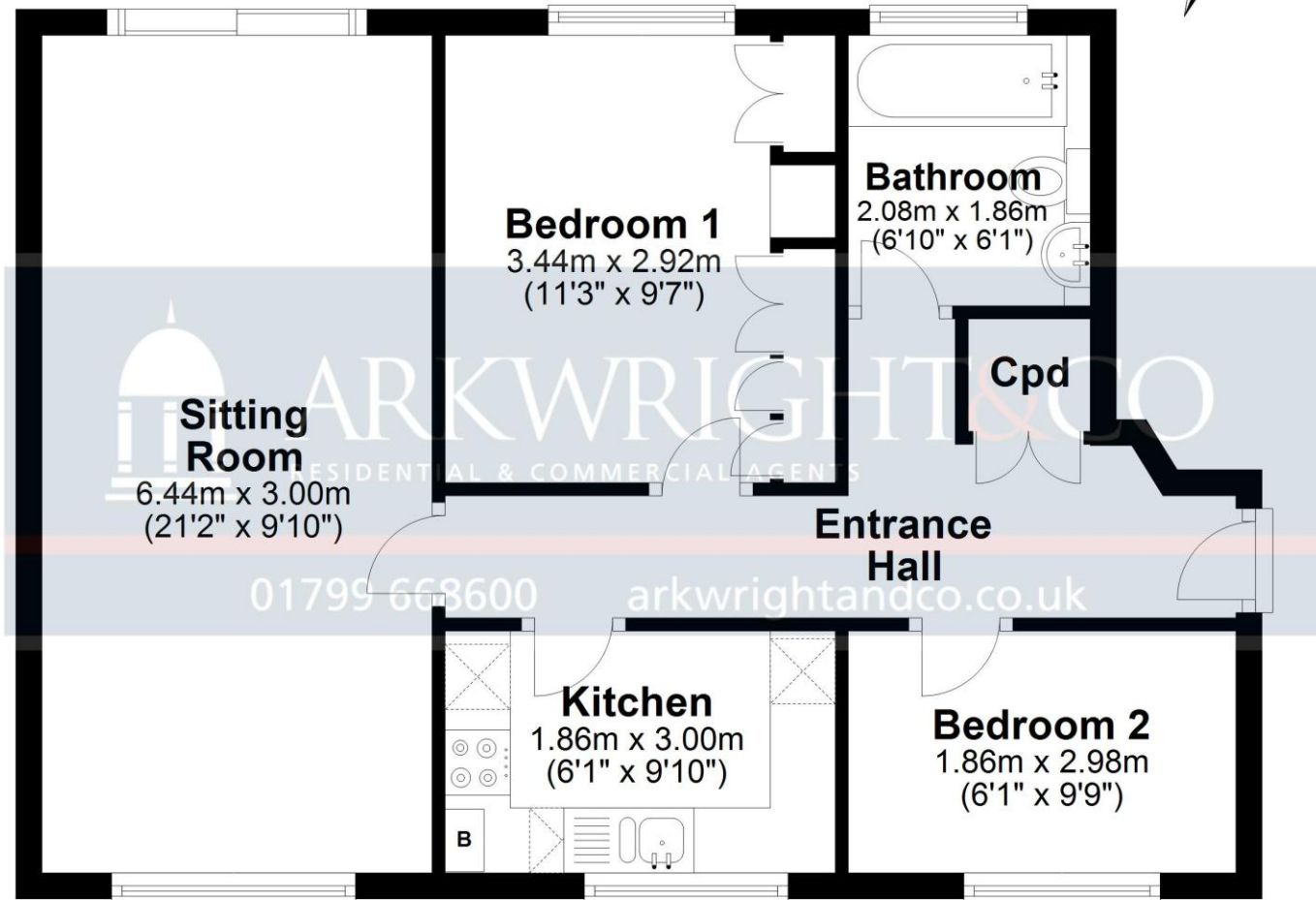
Local Authority – Uttlesford District Council

Council Tax - B



Floor Plan

Approx. 55.0 sq. metres (592.5 sq. feet)



Total area: approx. 55.0 sq. metres (592.5 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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