



Bell College Court, Saffron Walden, CB11 3FA

**CHEFFINS**

## Bell College Court

South Road, Saffron Walden,  
CB11 3FA

A beautifully presented first floor apartment in a sought-after and exclusive gated development. The apartment has the benefit of two off-street parking spaces and secure storage container.

### 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.

3 2 1

Guide Price £500,000





## BELL COLLEGE COURT

Bell College Court is a high quality development of a former school building with additional new buildings. The apartment is one of the apartments crafted from the Victorian grandeur of the main school building.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

A spacious hall with staircase and lift system.

## FIRST FLOOR

### ENTRANCE HALL

Entrance door and doors to adjoining rooms.

### RECEPTION ROOM

A well-proportioned reception room with a large bay window to the front aspect offering a pleasant outlook over the courtyard and surroundings. Further window to the front aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units, incorporating a central island with quartz worktop space, twin bowl sink unit, induction hob, oven with microwave above, integrated fridge freezer, washing machine, tumble dryer and dishwasher. Cupboard housing the wall-mounted gas boiler. A pair of deep windows providing a good degree of natural light and views over the courtyard and surroundings.

### BEDROOM 1

Fitted wardrobes and a pair of glazed doors opening to a Juliet balcony with views over the rear courtyard. Door to:

## EN SUITE

Comprising panelled bath with independent shower over, wash basin, low level WC, tiled walls and heated towel rail.

## BEDROOM 2

Window to the rear aspect overlooking the courtyard, built-in wardrobes and door to:

## SHOWER ROOM

Comprising large shower enclosure, low level WC, wash basin, heated towel rail and door returning to the hallway.

## BEDROOM 3/STUDY

A versatile, multi-purpose room with window to the rear aspect overlooking the courtyard.

## OUTSIDE

The apartment is conveniently located within walking distance of the town centre, schools and local amenities. It benefits from a secure, lockable storage cage, accessed via a lift system, and two allocated parking spaces. In addition is visitor parking and a communal garden for the residents' use.

## MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of lease - 996 remaining
- Annual ground rent amount - N/A
- Annual service charge amount - £3,366
- Service charge review period - Annual
- Council tax band - D

## VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area  
122.27 sq m / 1316.10 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(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	

Guide Price £500,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - D

Local Authority - Uttlesford District Council

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.