



Horn Book, Saffron Walden, CB11 3JW

CHEFFINS

Horn Book

Saffron Walden,
CB11 3JW

A first floor, two bedroom, two bathroom apartment with a recently extended lease located within walking distance of the town's amenities. 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.

2 2 1

Guide Price £185,000





GROUND FLOOR

COMMUNAL ENTRANCE HALL

Entry phone system and staircase rising to the upper floors.

PRIVATE ENTRANCE HALL

Entrance door and doors to adjoining rooms.

LIVING ROOM

Double glazed window to the side aspect and door to:



KITCHEN

Fitted with a range of base and wall units with worktop space over and tiled splashbacks, stainless steel sink unit, four ring induction hob with oven below and washer/dryer. Double glazed window to the side aspect.

BEDROOM 1

Double glazed window to the side aspect. Door to:



EN SUITE

Comprising low level WC, ceramic wash basin and shower enclosure. Part tiled walls and laminate flooring.

BATHROOM

Comprising low level WC, ceramic

wash basin, panelled bath, built-in airing cupboard and laminate flooring.

BEDROOM 2

Double glazed window to the side aspect.

OUTSIDE

The apartment is well-located within walking distance of the town centre and local amenities. In the grounds there are communal gardens and parking.

MATERIAL INFORMATION

- Tenure – Leasehold
- Length of lease – 99 years, 78 years remaining (currently being extended to 125 years)
- Annual ground rent – £150 for first 33 year term, increasing to £300 for second 33 year term
- Ground rent review period – 33 years
- Annual service charge amount – £1,632 with an annual reserve fund of £790 p.a.
- Service charge review period – Annual
- Council tax band – C

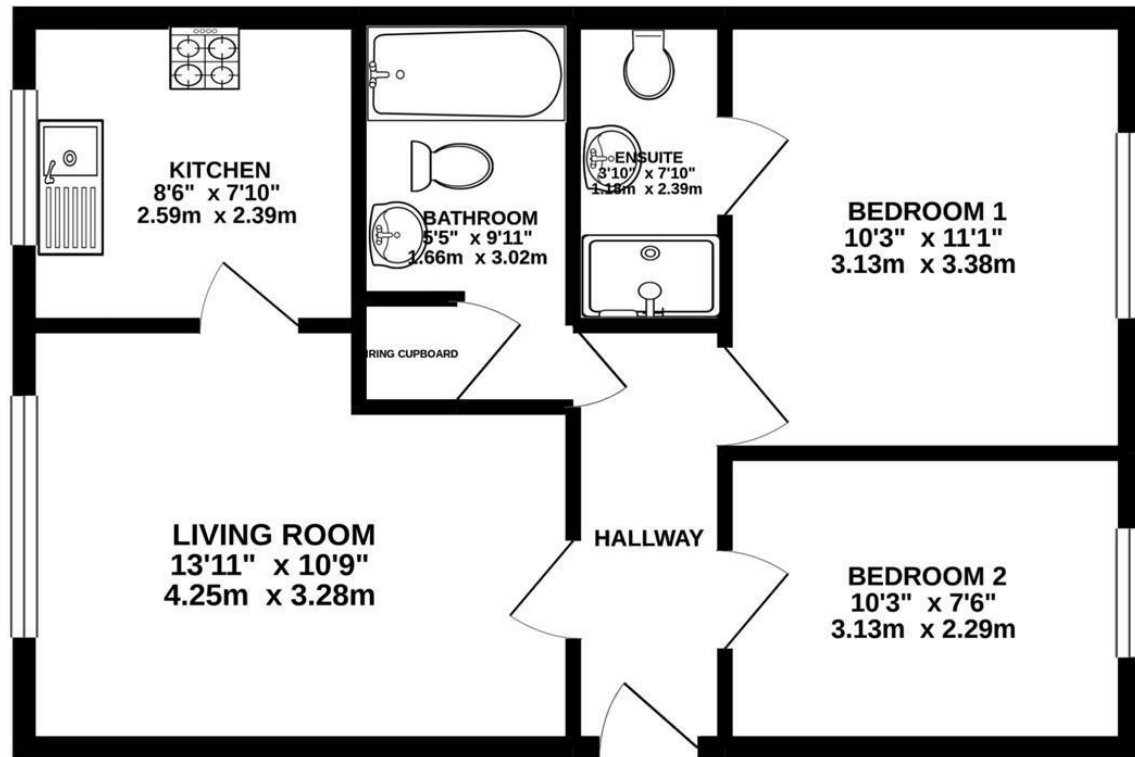
VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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	

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 Local Authority - Uttlesford



TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.