



South Road, Saffron Walden, CB11 3GR

**CHEFFINS**

## South Road

Saffron Walden,  
CB11 3GR

An opportunity to purchase a 30% share of a spacious, double bedroom, top floor apartment, offering bright and spacious accommodation together with stunning views in a popular residential location.

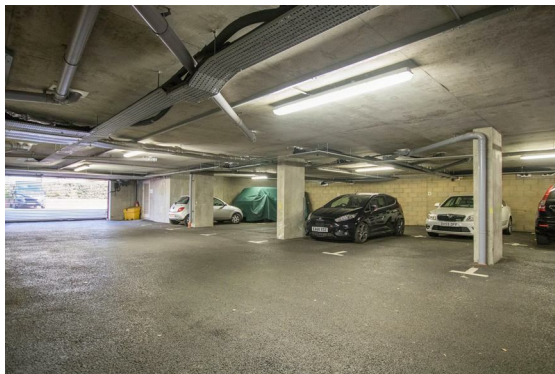
### LOCATION

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.



**Asking Price £60,000**





## LANCASTER HOUSE

The apartment is being offered for sale on a shared ownership basis. A minimum 30% share is available to purchase, with the remaining 70% being owned by the Hastoe Group to whom a monthly rent of £380.46 is payable.

There is an option to staircase the ownership share in 10% increments up to the full 100% ownership. Full details available upon request.

## GROUND FLOOR

### COMMUNAL ENTRANCE

With intercom system, staircase and lift to the upper floors. The apartment is located on the third floor. In addition, there is an internal staircase leading down to the secure basement parking.

## THIRD FLOOR

### PRIVATE ENTRANCE HALL

Entrance door, coats cupboard and doors to adjoining rooms.

## LIVING ROOM

Window to the front aspect overlooking the communal gardens. Open plan to:

## KITCHEN

Fitted with a range of base and eye level units with worktop space, stainless steel sink unit, four ring induction hob with extractor hood over, built-in electric oven and space for fridge freezer and washer/dryer.

## BEDROOM

Built-in cupboards and drawers and a pair of Velux windows to the side aspect.

## BATHROOM

Comprising low level WC, ceramic wash basin, panelled bath with shower over and part-tiled walls.

## OUTSIDE

The apartment benefits from an allocated, secure underground parking space. There are communal gardens and bike store. The building is conveniently located within walking distance of the town centre and nearby amenities.

## AGENT'S NOTES

- Tenure - Leasehold
- Length of Lease - 125 Years (112 years remaining)
- Annual Ground Rent - n/a
- Annual Service Charge - £966.60 pa (inc. buildings insurance)
- Service Charge Review Period - Annual
- Shared ownership rent - £326.43 pcm
- Council Tax Band - B
- Property Type - Shared ownership, third floor apartment
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 560 sqft
- Parking - Allocated underground parking space
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Heat source pump boiler and underfloor heating
- Broadband - Fibre to the Cabinet
- Mobile Signal/Coverage - Good

- Restrictions - Full details of eligibility requirements for a shared ownership property can be found on the [Hastoe Group website](https://hastoesales.com/buying-options/shared-ownership) <https://hastoesales.com/buying-options/shared-ownership>.
- Chancel repair liability

## VIEWINGS

By appointment through the Agents.

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

Asking Price £60,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Uttlesford



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.