



Horn Book, Saffron Walden, CB11 3JW

CHEFFINS

Horn Book

Saffron Walden,
CB11 3JW

A top floor, two bedroom, two bathroom apartment offering bright and well proportioned accommodation throughout and 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 £190,000





GROUND FLOOR

COMMUNAL ENTRANCE

Entry phone system and staircase rising to the upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Entrance door and double doors leading into:

LIVING ROOM

Double glazed windows to side aspect, door into:

KITCHEN

Range of base and eye level units, space for fridge/freezer, integrated oven with electric 4 ring hob with cooker hood above, double glazed windows to side aspect, part tiled, space for washer/dryer, stainless steel sink.

BEDROOM 1

Double glazed windows to the side aspect, door to:

ENSUITE

With walk-in shower with electric shower above, tiled walls, ceramic wash hand basin, low level w.c.,

BEDROOM 2

Double glazed windows to the side aspect.

BATHROOM

Storage cupboard with shelving, panelled bath, part tiled, ceramic wash hand basin with stainless steel taps, low level w.c.

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.

LEASEHOLD

Lease length - 99 Years from June 2002 (77 years remaining)

Ground rent - £150 p.a.

Service charge - £1,632 p.a.

Sinking fund - £790 p.a. sinking fund

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		73	80
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

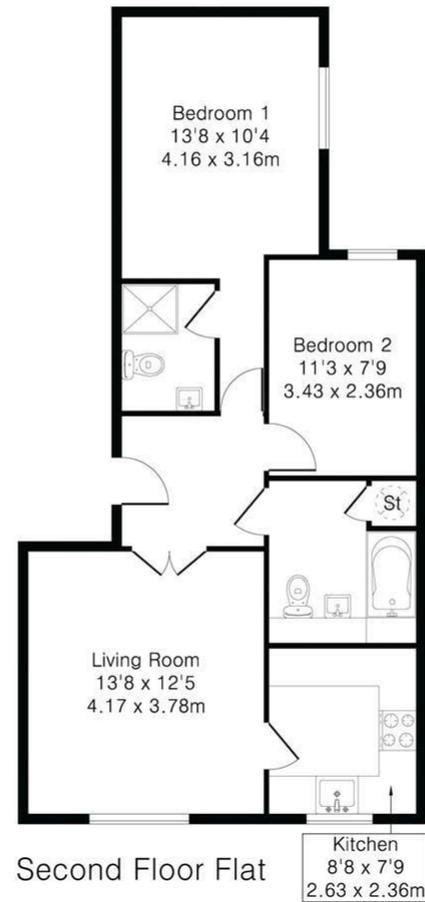
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Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

Approximate Gross Internal Area 646 sq ft – 60 sq m



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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.