



High Street, Saffron Walden, CB10 1AA



High Street

Saffron Walden,
CB10 1AA

 2
  2
  1

Guide Price £390,000

- Two bedrooms
- En suite to master
- Communal courtyard garden
- Central town location
- Open plan kitchen/diner

A first floor two bedroom, two bathroom apartment forming part of this beautiful converted Georgian mansion. Located in a prime, central position in the historic town of Saffron Walden providing bright and well proportioned accommodation throughout.





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.

HILL HOUSE

One of Saffron Walden's most iconic buildings, Hill House, once home of George Stacey Gibson, otherwise known as "Mr Saffron Walden", was beautifully restored in 2019 to create an outstanding collection of apartments. Located in a prominent position at the top of Saffron Walden's High Street, this stunning early 19th Century Grade II listed townhouse has long been regarded as a landmark to local residents, with views over the town to the church and to Saffron Walden Golf Course.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Intercom entry system and staircase rising to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Entrance door, built-in storage cupboard with shelving and doors to adjoining rooms.

OPEN PLAN KITCHEN/RECEPTION ROOM

The kitchen is fitted with a range of base and eye level units with worktop space over, sink unit, integrated appliances including double oven, four ring induction hob with extractor hood over, fridge freezer, dishwasher and washing machine. The reception room has built-in cupboards and shelving and three sash windows to the side aspect.

BEDROOM 1

Secondary glazed sash window to the front aspect, built-in wardrobe and door to:

EN SUITE

Comprising shower enclosure, low level WC, ceramic wash basin with vanity cupboard below, heated towel rail and part tiled walls and tiled flooring.

BEDROOM 2

A pair of sash windows to the side aspect, built-in wardrobes and shelving.

BATHROOM

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

OUTSIDE

The apartment enjoys use of the communal terrace with bike storage.

LEASEHOLD

Lease Length - 125 years from 1/1/2019

Ground Rent - £250 p.a.

Service Charge - £1,425 p.a. for 2024/25

AGENT'S NOTES

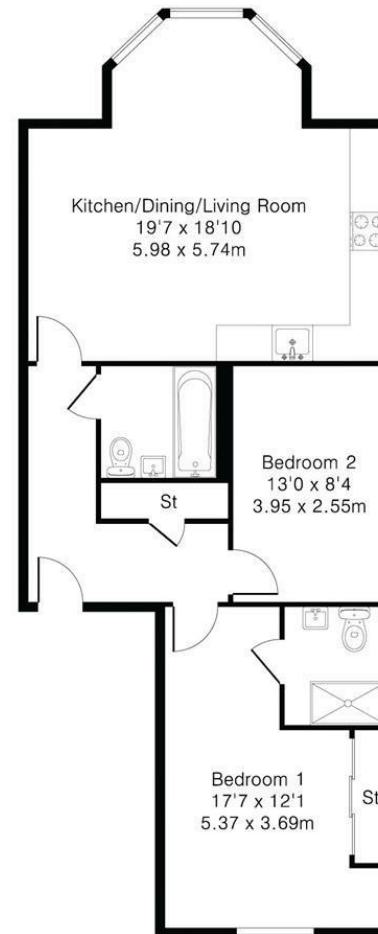
For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 781 sq ft – 73 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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 £390,000

Tenure - Leasehold

Council Tax Band - D

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.