



South Road, Saffron Walden, CB11 3FA

CHEFFINS

South Road

Saffron Walden,
CB11 3FA

- Share of Freehold
- Secure Gated Development
- Lift access
- Two Double Bedrooms with Ensuites
- Allocated off-street parking
- No chain

A stunning first floor apartment situated in a sought after gated development. The property enjoys a high specification and well proportioned accommodation, together with allocated off street parking and communal gardens.



Guide Price £400,000





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.

BELL COLLEGE COURT

Bell College Court is a high quality development of a former school building with additional new buildings. The apartment forms part of one of the newer buildings, constructed to compliment the original school house and with direct access to the communal gardens.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

A spacious hall with lift and staircase to the upper floor apartments.

FIRST FLOOR

PRIVATE ENTRANCE HALL

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

KITCHEN

Fitted with a range of base and eye level units with composite worktop space over, central island with breakfast bar, induction hob with overhead extractor, Siemens built-in electric oven with microwave above, integrated fridge/freezer, washer/dryer and dishwasher, stainless steel sink unit, windows to

the front and side aspects, sliding doors opening to:-

SITTING/DINING ROOM

Windows to the side and rear aspects.

BEDROOM 1

Window to the front aspect, fitted wardrobes and door to:-

EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure and heated towel rail.

BEDROOM 2

Window to the rear aspect, fitted wardrobes and door to:-

SHOWER ROOM

Comprising ceramic basin, low level WC, walk-in shower unit, heated towel rail and door returning to hallway.

OUTSIDE

The property is part of an exclusive gated development with communal gardens and secret garden park for the residents' enjoyment. The property benefits from two allocated

parking spaces with additional visitor parking and a secure storage cage which is located in the basement of the original school building.

SHARE OF FREEHOLD

Lease length - 999 Years from 1st April 2019

Ground rent - N/A

Service charge - Approx. £2,400 p.a. (includes sinking fund, insurance, all external and communal maintenance, weekly communal cleaning, window cleaning, managing company services, gardening, decorating fund, car park maintenance)

AGENT'S NOTES

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

VIEWINGS

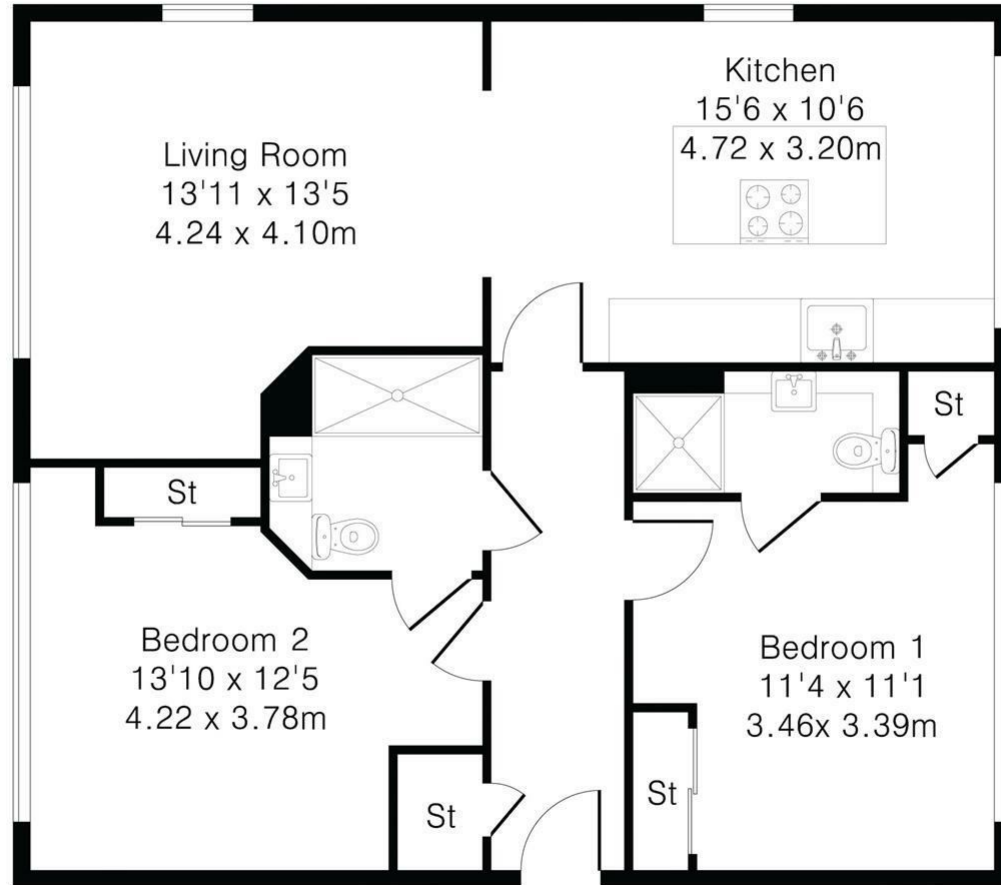
By appointment through the Agents.







Approximate Gross Internal Area 775 sq ft - 72 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	82
(69-80) C	82
(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 £400,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

Local Authority - Uttlesford



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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.