



Allard Way, Saffron Walden, CB11 3GP

**CHEFFINS**



## Allard Way

Saffron Walden,  
CB11 3GP

A stylish and contemporary two-bedroom ground floor apartment positioned in a tucked away location within the town. Offering well-proportioned, light and airy accommodation together with allocated off street parking. Offered chain free.

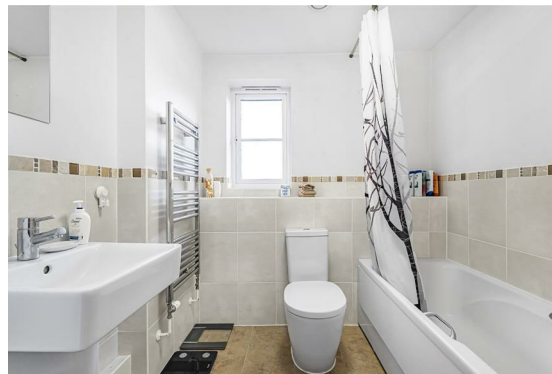
### LOCATION

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 £250,000**





## GROUND FLOOR

### COMMUNAL ENTRANCE

Intercom entry system, lift and staircase rising to the upper floors.

### PRIVATE ENTRANCE HALL

Entrance door, double glazed window to the side aspect, oak flooring and built-in airing cupboard housing the hot water cylinder and doors to adjoining rooms.

### OPEN PLAN KITCHEN/RECEPTION ROOM

Oak flooring, double glazed window to the side aspect and double glazed French doors opening to a Juliet balcony which overlooks the communal gardens. The kitchen is fitted with a range of base and eye level units with worktop space over, stainless steel sink, built-in gas oven with four ring gas hob and extractor hood over, integrated fridge freezer, space and plumbing for washing machine.

### BEDROOM 1

Double glazed window to the side aspect, fitted wardrobes with shelving space above and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, walk-in shower enclosure and heated towel rail. Tiled flooring and part tiled walls.

### BEDROOM 2

Double glazed window to the side aspect.

### BATHROOM

Comprising panelled bath with shower over, ceramic wash basin, low level WC and heated towel rail. Tiled flooring and part tiled walls and obscure double glazed window to the side aspect.

### OUTSIDE

The apartment benefits for an allocated space in the residents' car park and use of the communal gardens and bike storage area.

### AGENT'S NOTES

TENURE: Leasehold

LENGTH OF LEASE: 155 Years from 1st March 2012 (143 years remaining)

GROUND RENT: £250 p.a.

SERVICE CHARGE: £1,848 p.a.

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

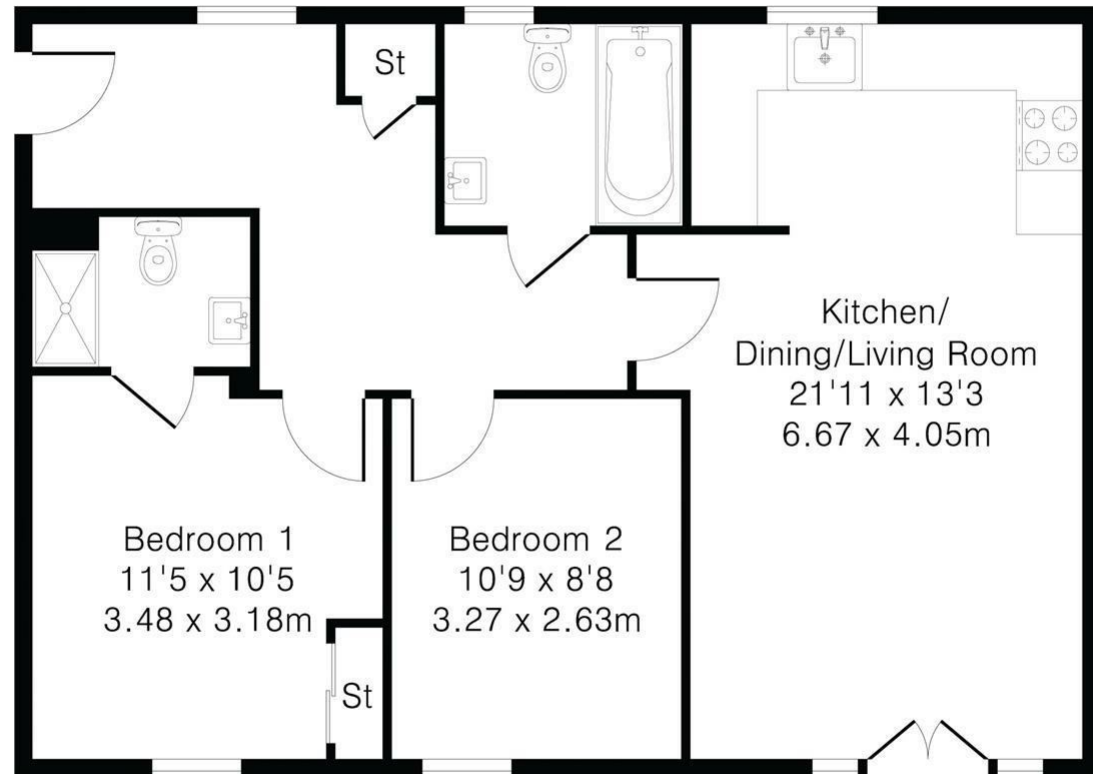
### VIEWINGS

By appointment through the Agents.





**Approximate Gross Internal Area 684 sq ft - 64 sq m**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Guide Price £250,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

**Ground Floor**

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.