



Borough Lane, Saffron Walden, CB11 4AF

**CHEFFINS**



## Borough Lane

Saffron Walden,  
CB11 4AF

A well proportioned first floor, two bedroom apartment accessible via an oak staircase and cabin lift with allocated off-street parking and use of a communal garden.

### 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 £365,000**





## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

With video door entry system, staircase and cabin lift rising to the first floor.

## FIRST FLOOR

### HALLWAY

Entrance door, Karndean vinyl flooring and doors leading to adjoining rooms.

### OPEN PLAN LIVING ROOM/KITCHEN

The kitchen area is fitted with a range of high gloss base and eye level units with natural stone worktop, stainless steel sink unit and drainer with instant boiling and filtered water and drainer, Bosch integrated appliances, electric oven and hob with extractor hood over. There is Karndean vinyl flooring throughout and windows to side and rear aspects.

### BEDROOM 1

With large window to the front aspect, fitted wardrobe and door to:

### EN SUITE

Three piece suite comprising panelled

bath with shower over, low level WC, pedestal wash hand basin, tiled floor and walls and obscure double glazed window.

### BEDROOM 2

With window to the side aspect, fitted wardrobe and door to:

### EN SUITE

Three piece suite comprising shower enclosure, low level WC, pedestal wash hand basin and window to side aspect.

## OUTSIDE

There are two allocated parking spaces, a fully landscaped communal garden, bin and cycle storage and a high timber close-board fence to rear and side boundaries.

## LEASEHOLD

Lease Length: 125 years from and including 2 January 2017 (116 years remaining)

Ground Rent: 250 p.a.

Service Charge: £1,767 p.a.

## VIEWINGS

Strictly by appointment with the Agents.



| 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>                            |                            |           |
| (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<br>2002/91/EC |           |

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Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

