



Borough Lane, Saffron Walden, CB11 4AF

**CHEFFINS**



## Borough Lane

Saffron Walden,  
CB11 4AF

A beautifully presented, two bedroom, first floor apartment, well-located for the town's amenities. The apartment is accessible by staircase or cabin lift and benefits from 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 £340,000**





## COMMUNAL ENTRANCE HALL

Obscure glazed entrance door, staircase rising to the first and second floor and access to the lift system.

## FIRST FLOOR

### COMMUNAL LANDING

Entrance door to apartment.

### HALLWAY

Built in storage cupboard, wooden flooring which runs through to the principal reception room.

### KITCHEN/DINING/SITTING ROOM

Contemporary open plan living space enjoying a good degree of natural light via a series of windows via three aspects enjoying elevated views over the surrounding area. The kitchen comprises a range features a range of base and eye level units with stone resin worktop space over, electric hob with oven below, sink unit, integrated fridge freezer, washer dryer and dishwasher.

### BEDROOM 1

Window to the front aspect with elevated views. Door to:

### EN SUITE

Comprising shower enclosure, low level WC, wash hand basin with cupboards below, part tiled walls and floor and obscure window.

### BEDROOM 2

Window to the rear aspect. Door to:

### EN SUITE

Comprising panelled bath with shower over, wash hand basin with marble shelf, WC with hidden cistern, tiled floor and part tiled walls.

### OUTSIDE

Saffron Heights is ideally located for convenient access to the town centre and Audley End Estate, in addition there is a bus stop to Audley End railway station nearby. In addition there is a block paved driveway with ample parking, cupboard, bike store and communal lawned garden.

### LEASEHOLD

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

Ground Rent: 250 p.a.

Service Charge: £1,455.25 p.a.

### VIEWINGS

Strictly by appointment with the Agents.





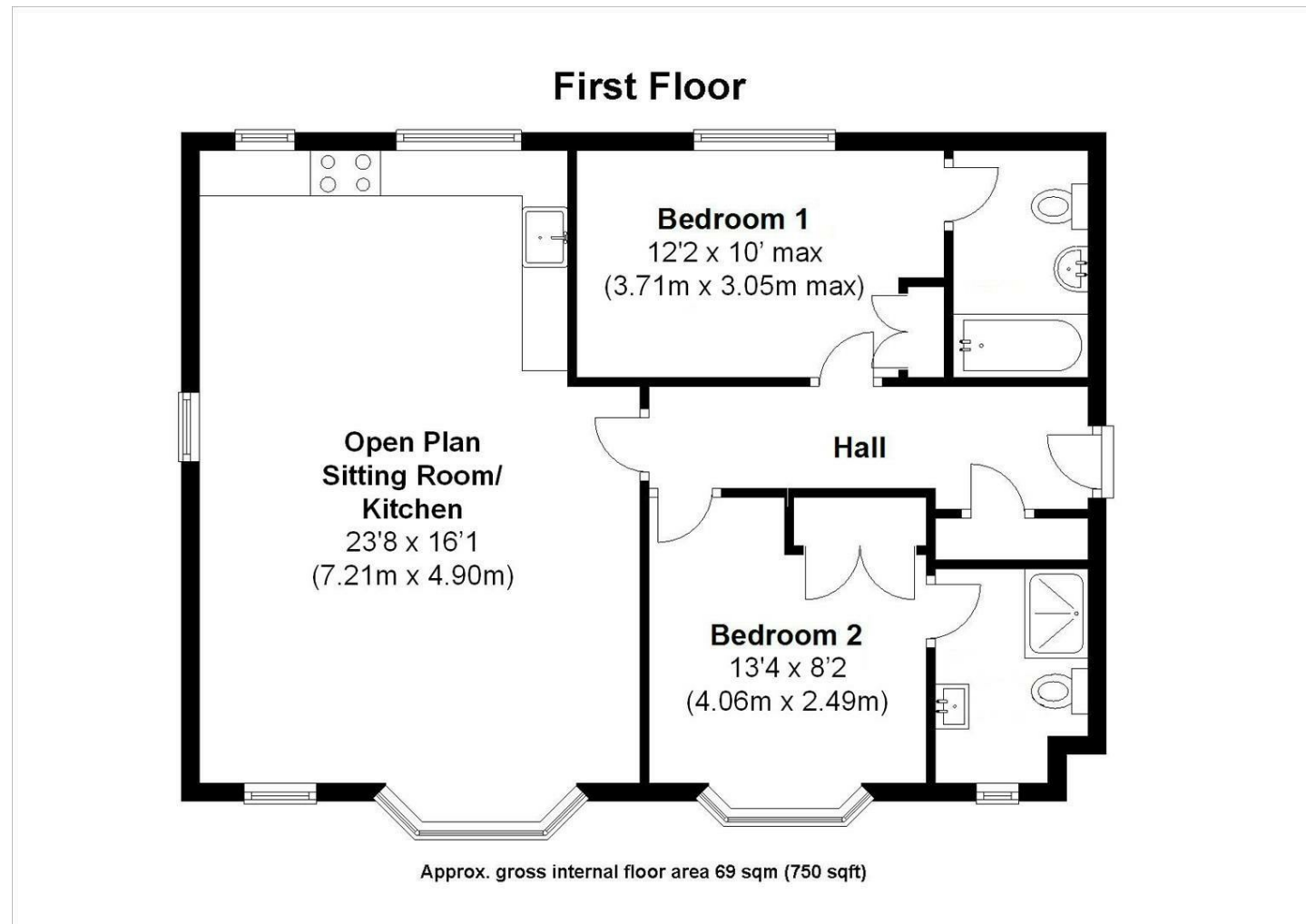
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Guide Price £340,000

Tenure - Leasehold

Council Tax Band - D

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.

