



Church Street, Saffron Walden, CB10 1JJ

CHEFFINS

Church Street

Saffron Walden,
CB10 1JJ

A first floor maisonette set in a tucked away location in the heart of the town. The apartment offers well-proportioned accommodation over two levels, together with 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.



Guide Price £270,000



**ENTRANCE DOOR**

Accessed via steps leading up from the courtyard. Opening to:

SITTING/DINING ROOM

Double glazed window to the front aspect, built-in storage cupboard and steps up to:

LANDING

Doors to adjoining rooms.

**KITCHEN**

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, sink unit, electric oven, gas hob, fridge freezer and wall-mounted gas boiler. Double glazed window to the front aspect.

SHOWER ROOM

Comprising low level WC, pedestal wash basin, corner shower enclosure and cupboard housing the washing machine.

**BEDROOM**

Double glazed window to the front aspect.

OUTSIDE

The property is located in a

tucked-away, courtyard setting within the heart of the town. There is a carport garage with space for one vehicle.

TENURE

Leasehold - Share of Freehold

Lease length: 999 years from 29 September 1985 (960 years remaining)

Ground rent: n/a

Service charge: £395 p.a.

VIEWINGS

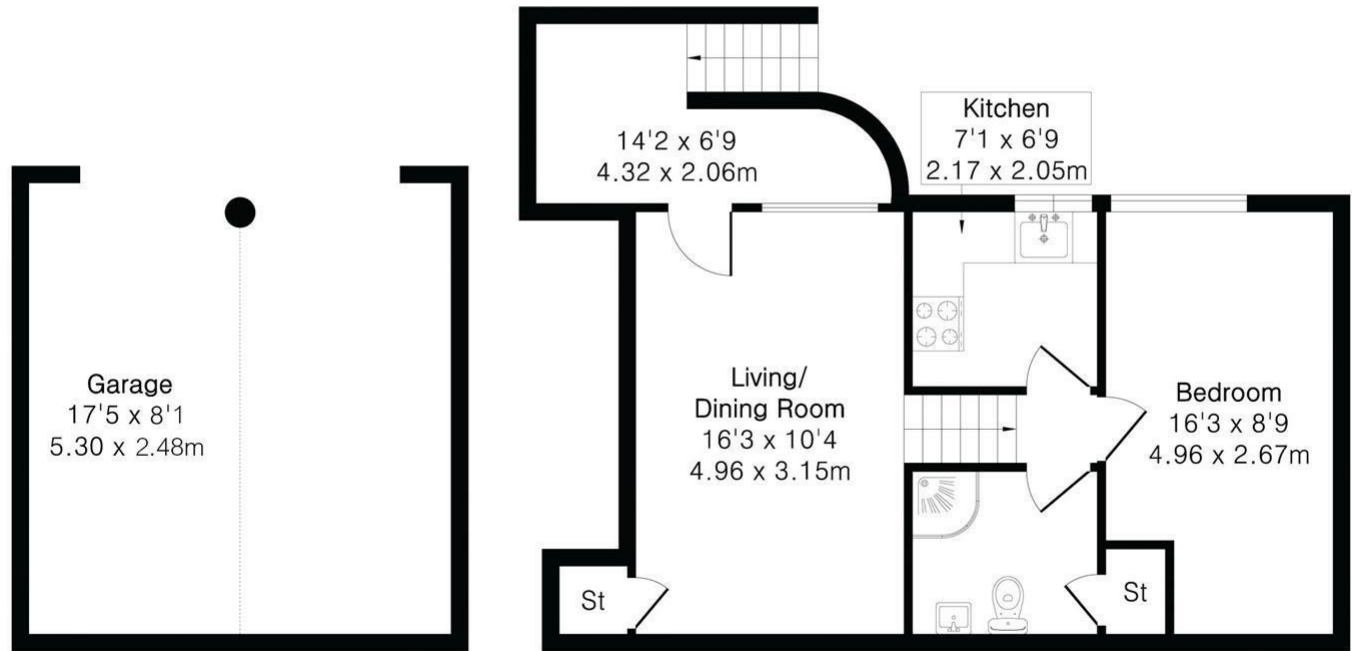
By appointment through the Agents.



Approximate Gross Internal Area 673 sq ft - 62 sq m

First Floor Area 532 sq ft – 49 sq m

Garage Area 141 sq ft – 13 sq m



Garage

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

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Tenure – Leasehold – Share of Freehold

Council Tax Band – B

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

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.



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