



Horn Book, Saffron Walden, CB11 3JW

**CHEFFINS**



## Horn Book

Saffron Walden,  
CB11 3JW

A well appointed two bedroom and two bathroom top floor apartment positioned in a popular and tucked away residential location. Providing bright and well proportioned living accommodation throughout, the property also benefits from an extended lease and no onward chain.

### 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 £200,000**





## GROUND FLOOR

### COMMUNAL ENTRANCE

Intercom entry system and staircase rising to the upper floors.

## FIRST FLOOR

### ENTRANCE HALL

Entrance door and doors to adjoining rooms.

### LIVING ROOM

Double glazed windows to the side aspect and door to:

### KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink, integrated electric over with four ring electric hob over, space for fridge freezer and washing machine and double glazed window to the side aspect.

### BEDROOM 1

Double glazed window to the front aspect and door to:

### EN SUITE

Comprising ceramic wash basin, low

level WC, walk-in shower enclosure, part tiled walls and tiled flooring and obscure double glazed window to the side aspect.

### BEDROOM 2

Double glazed window to the front aspect.

### BATHROOM

Comprising panelled bath, ceramic wash basin, low level WC, part tiled walls, built-in shelving and linen cupboard and obscure double glazed window to the side aspect.

## OUTSIDE

There is a residents' car park.

## LEASEHOLD

Length of lease: 189 years from 24 June 2002 (166 years remaining)

Ground rent: n/a

Service charge: £2,595 p.a.

## VIEWINGS

By appointment through the Agents.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-100) <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 |           |

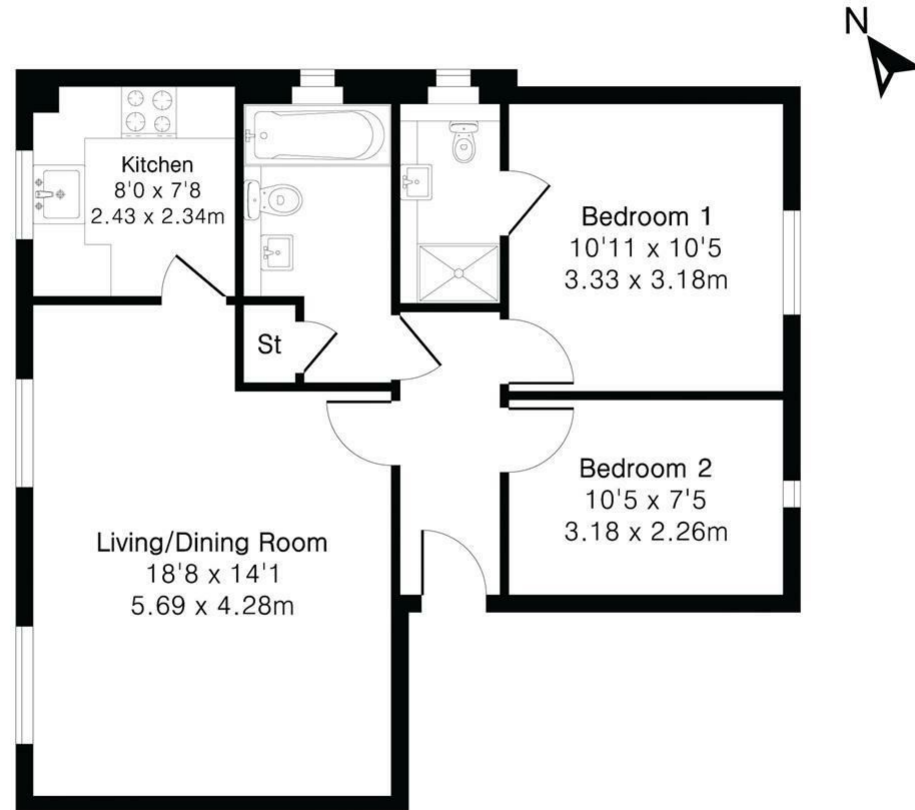
Guide Price £200,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

Approximate Gross Internal Area 636 sq ft - 59 sq m



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.

