



Pleasant Valley, Saffron Walden, CB11 4AP

**CHEFFINS**



## Pleasant Valley

Saffron Walden,  
CB11 4AP

A ground floor, studio apartment with its own private entrance and allocated parking space. Conveniently located for the town and local amenities, the apartment benefits from use of the communal garden and is 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 £125,000**



**PRIVATE ENTRANCE**

The apartment has its own private entrance, opening to:

**RECEPTION ROOM/BEDROOM**

Part-obscure double glazed window and door to:

**KITCHEN**

Fitted with a range of base and eye level units with worktop space over, sink unit, space for electric cooker and washer/dryer and counter-top fridge space. The room enjoys views over the communal gardens.

**SHOWER ROOM**

Comprising shower enclosure, WC and wash basin.

**OUTSIDE**

The property enjoys the use of a communal lawned garden, together with an allocated parking space in the residents' parking area.

**LEASEHOLD**

Term: 999 years from 25 March 1988 (961 years remaining)

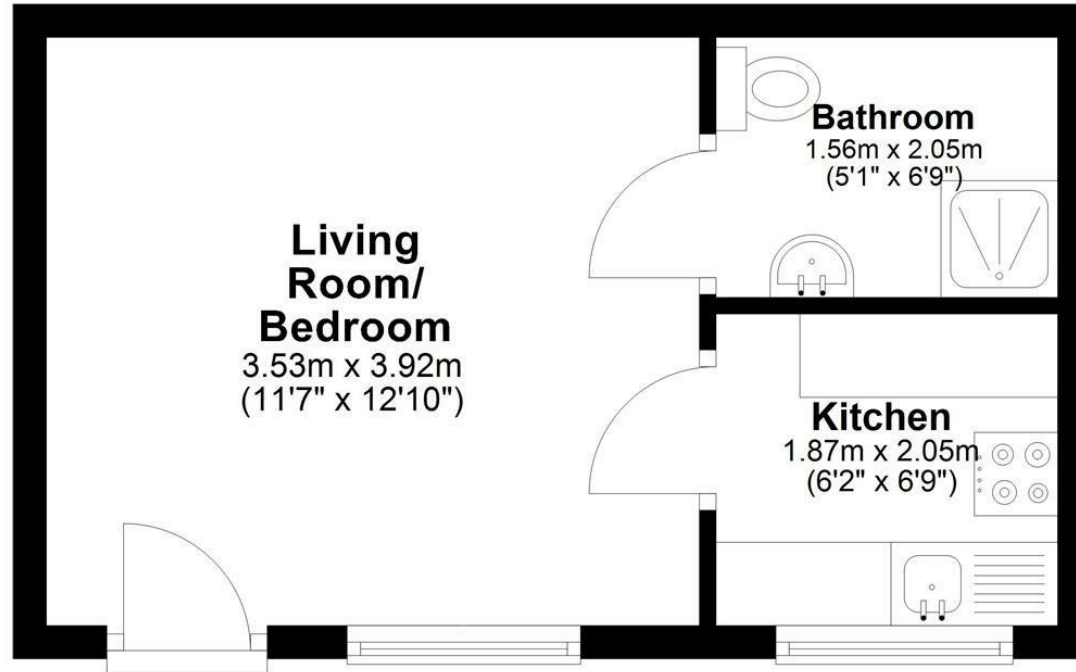
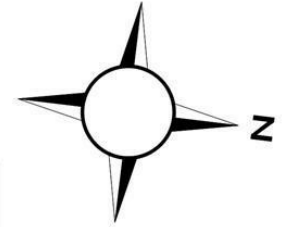
Ground Rent: Nil

Service Charge: £1,211 p.a.

**VIEWINGS**

By appointment through the Agents.

# Ground Floor



**Total area: approx. 21.4 sq. metres (230.6 sq. feet)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

| 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>67</b>                                   | <b>78</b> |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

Guide Price £125,000

Tenure – Leasehold

Council Tax Band – A

Local Authority – Uttlesford

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.

