



Central Arcade, Saffron Walden, CB10 1ER



Central Arcade

Saffron Walden,
CB10 1ER

- DOUBLE BEDROOM
- TOWN CENTRE LOCATION
- MEZZANINE
- LARGE LIVING SPACE
- BREAKFAST BAR
- UNFURNISHED
- AVAILABLE EARLY NOVEMBER

****FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. A truly unique double bedroom maisonette, ideally positioned in the heart of the Town Centre, with all local amenities on your doorstep! With spanning living space and fitted kitchen as well as the bonus of a mezzanine which could provide a second bedroom/study area, this apartment would be ideal for individuals looking to be in the heart of this popular market town. Offered on an unfurnished basis and available early November.



£975 PCM





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.

LIVING AREA

A truly stunning space, with high sloping ceilings, exposed brick walls and Velux windows which allow light to flood the room.

KITCHEN

The fitted kitchen boasts ample cupboard storage and worktop space as well as integrated oven and hob, extractor fan, fridge freezer and tumble dryer. There is a breakfast bar area with 2 stools.

MEZZANINE

Large additional open space which could easily lend itself to a second bedroom, study or separate living area.

BEDROOM

Double bedroom, again with the same high sloping ceilings as well as exposed beams and

brickwork.

BATHROOM

A white three piece suite with shower over bath and

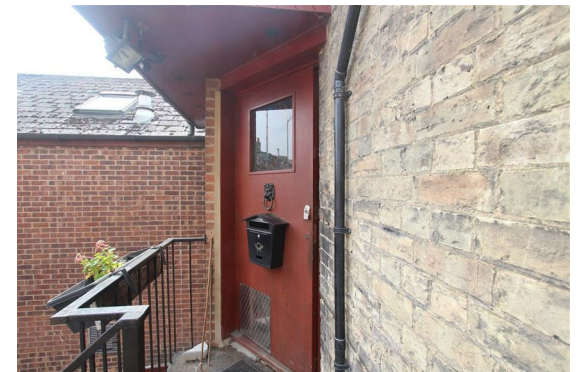
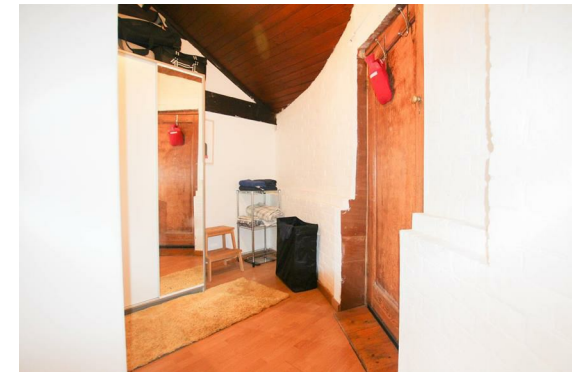
VIEWINGS

Strictly by appointment through the agent.

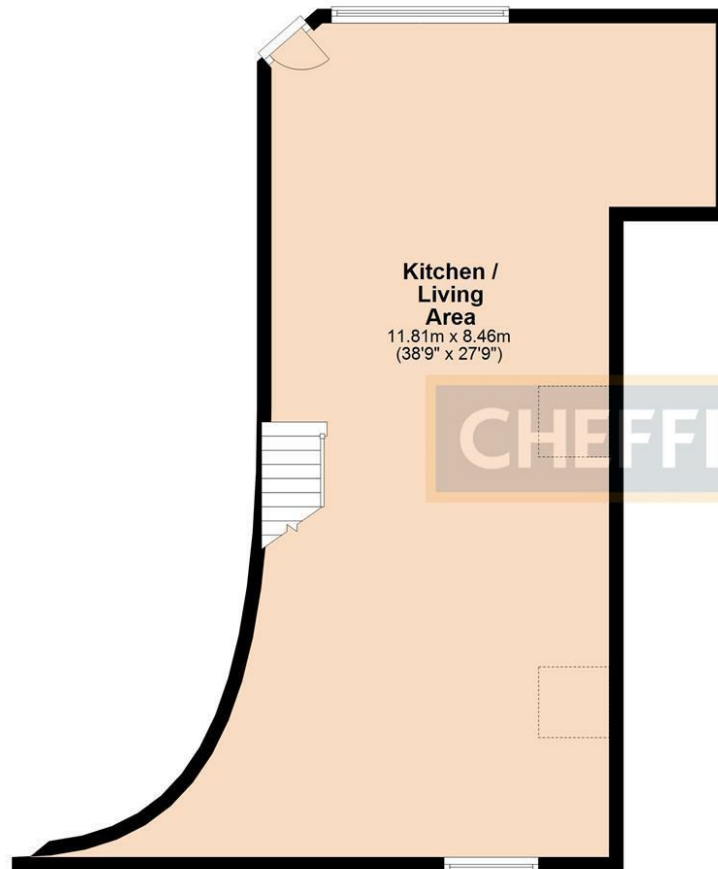
LETTING AGENTS NOTES

Holding Deposit : £225.00

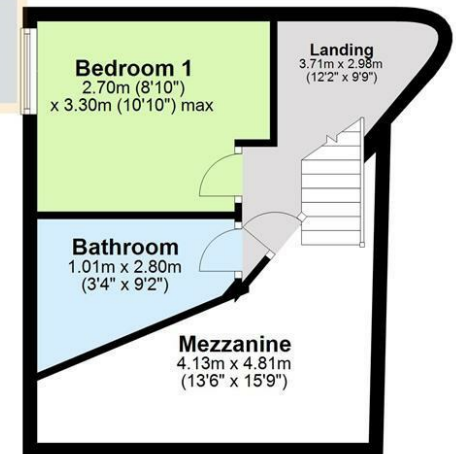
For more information on this property please refer to the Material Information brochure on our Website.



Ground Floor
Approx. 65.2 sq. metres (702.1 sq. feet)



First Floor
Approx. 29.2 sq. metres (313.9 sq. feet)



Total area: approx. 94.4 sq. metres (1016.0 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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	

£975 PCM

Council Tax Band - B

Local Authority - Uttlesford District

Council



Hill Street Saffron Walden, Essex, 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.