



Carnation Drive, Saffron Walden, CB10 2BJ

**CHEFFINS**

## Carnation Drive

Saffron Walden,  
CB10 2BJ

A large studio apartment with parking located within close proximity to the Town Centre. The property comes unfurnished and is available now!

### 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.



**£850 PCM**





## GROUND FLOOR

### ENTRANCE HALL

With telephone entry system and shelf with coat hooks below. Doors leading through to:

### KITCHEN/LIVING/BEDROOM AREA

A large room with panel radiator and kitchen area to one side. The modern kitchen boasts base and eye level units with work surface over, integrated electric oven and hob with extractor hood over as well as stainless steel sink. Window overlooks the rear aspect.

### STUDY

This could be used as a separate bedroom if desired and has been by previous tenants. A bright room with window to rear aspect and electric panel heater.

### BATHROOM

A three piece suite comprising bath with shower over, W/C and pedestal sink. Cupboard housing the washer/dryer and shelving.

### OUTSIDE

Externally the property comes with

parking for one car and is set in communal grounds.

### VIEWINGS

Strictly by appointment through the agent.

### LETTING AGENT NOTES

Holding deposit - £196.00

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		<b>77</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£850 PCM

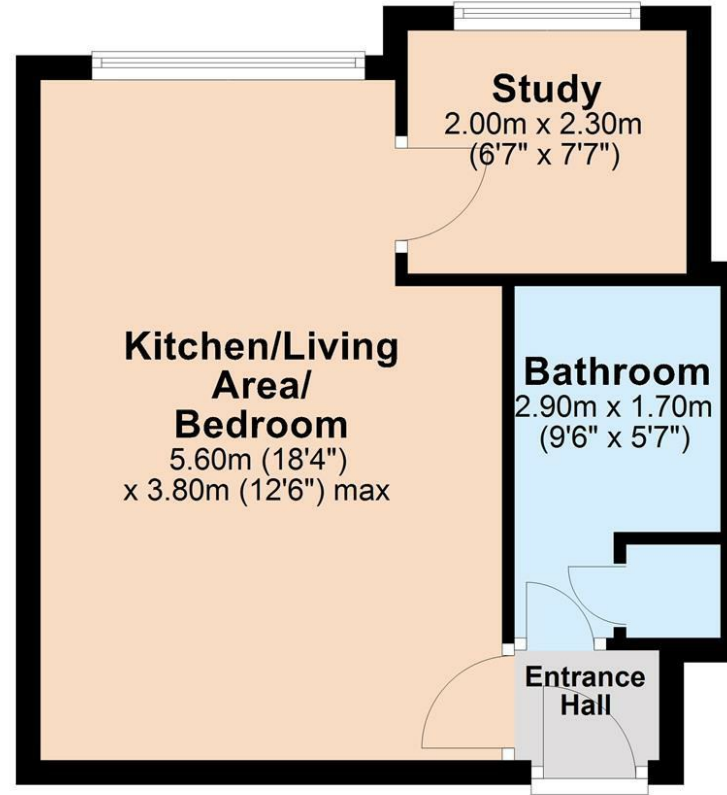
Council Tax Band – A

Local Authority – Uttlesford District

Council

## Ground Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 31.3 sq. metres (337.3 sq. feet)

### Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, 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.

