



Station Street, Saffron Walden, CB11 3HB

CHEFFINS

Station Street

Saffron Walden,
CB11 3HB

WE ARE NOW FULLY BOOKED FOR VIEWINGS, Please contact the office if you wish to be added to the cancellation list A spacious two double bedroom apartment within this sought after development and located close to the town centre with underground parking for two cars. Comprising two bedrooms, living/dining area, kitchen and bathroom. Available Mid Julv.

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 1 1

£1,050 PCM





ENTRANCE HALL

With doors leading to adjoining rooms and entry phone.

OPEN PLAN LIVING/DINING AREA

With door leading out onto the balcony and window over the rear aspect with stunning views over the Town and Church.

KITCHEN

Fitted with base and eye level units, fridge freezer, washer dryer, electric cooker and hob. Window to side aspect.

BEDROOM 1

With window and built in wardrobe.

BEDROOM 2

With window.

BATHROOM

Three piece suite comprising bath with shower over, pedestal wash hand basin and WC.

OUTSIDE

There are communal gardens and underground parking for two vehicles.

VIEWINGS

By appointment through the Agent.

LETTING AGENT NOTES

Holding deposit : £242.00

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) A		
(81-91) B		
(69-80) C		
(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	

£1,050 PCM
Council Tax Band – C
Local Authority – Uttlesford District
Council

Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



Total area: approx. 52.2 sq. metres (562.2 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

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.

