



## EAST STREET, SAFFRON WALDEN

1 bedroom apartment | £1200 pcm

## EAST STREET, SAFFRON WALDEN

We are pleased to offer this one bedroom ground floor apartment in Saffron Walden. This property boasts an open plan living area, bedroom, utility room and is only a short walk away from Saffron Walden town centre. This property has access to 2 allocated parking spaces and has views over The Common.



With timber and paneled front door opening into:

### **LIVING / DINING ROOM – 20'7" MAX X 11'0" MAX**

With wood effect laminate flooring, insert ceiling downlighting, window to front and side aspect, airing cupboard, further storage housing fuse box, wall mounted radiator, wall mounted Honeywell thermostat, power points and leading into:

### **KITCHEN**

Comprising an array of eye and base level cupboards and drawers, ceramic sink unit with mixer tap and tiled splashback, wood effect worksurface, integrated dishwasher, integrated fridge and freezer, Beko 4 ring gas hob with Beko oven, tiled splashback and extractor fan above, wood effect laminate flooring, wall mounted radiator and insert ceiling downlighting.

### **BEDROOM – 11'0" X 9'8"**

With fitted carpet, window to rear aspect, power points, insert ceiling downlighting and wall mounted radiator.

# EAST STREET, SAFFRON WALDEN

## UTILITY ROOM

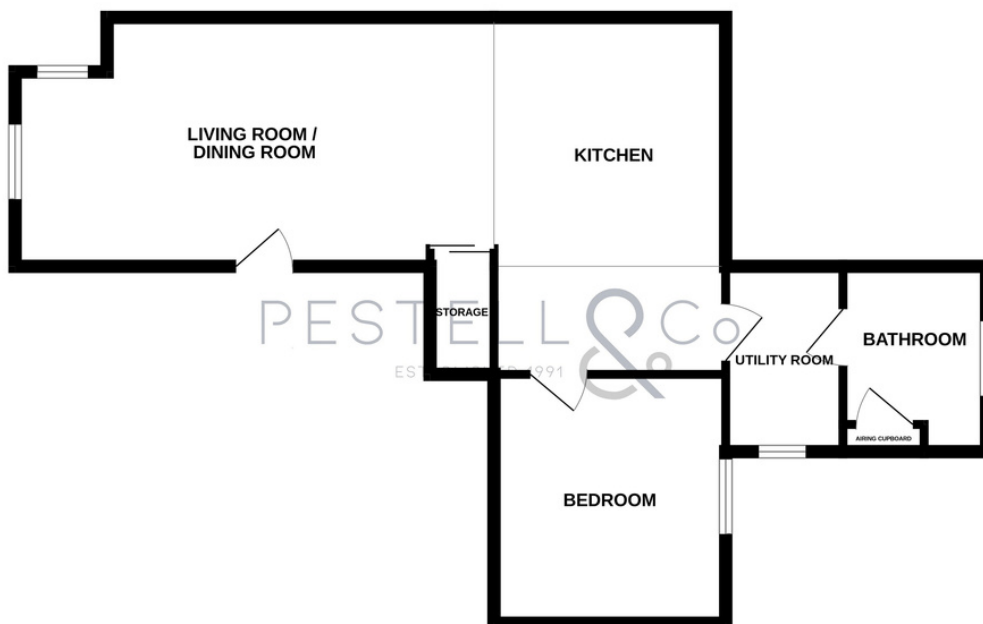
With storage cupboards, wood effect worksurface, recess power and plumbing for washing machine, wood effect laminate flooring, window to side aspect, insert ceiling downlighting and wood effect laminate flooring.

## BATHROOM

Comprising a close coupled WC with integrated flush, tiled flooring, cupboard housing Worcester boiler, window to rear aspect, wall mounted radiator, panel and glazed shower cubicle with wall mounted shower, mixer tap and fully tiled surround, insert ceiling downlighting and wall mounted wash hand basin with mixer tap and tiled splashback.

## OUTSIDE

The property gives views over The Common in Saffron Walden and there is off street parking for two vehicles. This property is only a short walk away from Saffron Walden town centre.





## GENERAL REMARKS & STIPULATIONS

### FULL PROPERTY ADDRESS

Scholars Place, 2, The Boys British School, East Street, Saffron Walden, CB10 1LS

### COUNCIL TAX BAND

Band TBC

### SERVICES

Gas central heating, mains drainage and electric

### VIEWING

Strictly by appointment with the selling agent  
Pestell & Co.

### LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER - 01799 510510

### EPC RATING

Current rating: TBC  
Potential rating: TBC

### DIRECTIONS



**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the Landlord tells us about the property.