



Horn Book, Saffron Walden  
**£215,000 Leasehold**





# Key Features



99 Years remaining as of 24 Jun 2002

£300.00 Ground Rent pcm

Review due: Ask Agent

£2422.00 Service Charge pcm

Review due: Ask Agent

- Chain Free
- Two double bedroom apartment
- Spacious lounge/diner
- En-suite to main bedroom
- Lease being extended to 125 years

This two bedroom second floor well-presented apartment is offered chain free. The communal entrance has secure intercom and there are stairs to the apartment. There is a good feeling of space throughout the property, spacious lounge/diner, two double





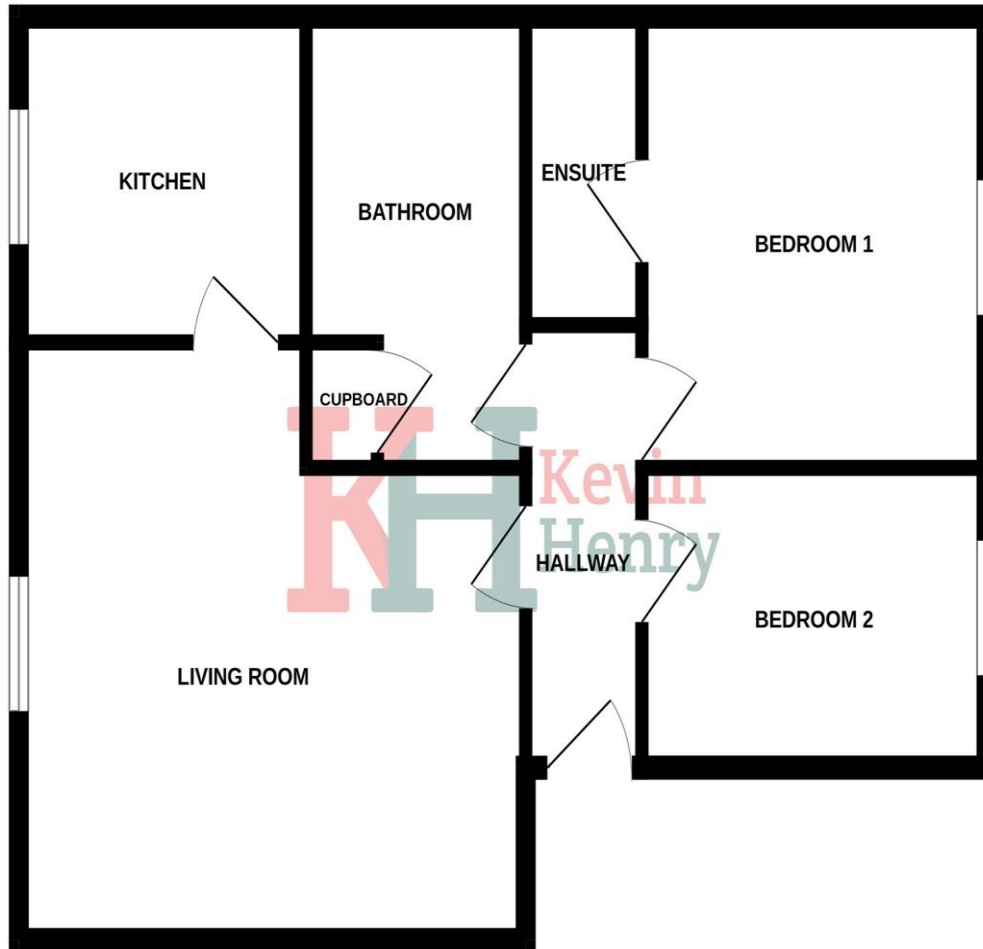
bedrooms with en-suite to main, well equipped kitchen and bathroom. Outside are well kept communal gardens and ample communal parking.

**\*\*\*LEASE IS CURRENTLY BEING EXTENDED TO 125 YEARS\*\*\***

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.



## Second Floor



Front  
Allocated parking space.

Communal entrance  
Hallway

Living Room  
14'7 (max) x 14'2 (max)

Kitchen  
9'3 x 8'1

Bedroom One  
12'1 x 10'5

En-Suite

Bedroom Two  
10'6 x 7'6

Bathroom

Outside  
Communal parking and gardens

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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