



Crabtrees, Saffron Walden  
**£265,000 Leasehold**

**KH** Kevin  
Henry



# Key Features



250 Years remaining as of 01 Jan 2006

£275.00 Ground Rent pcm

Review due: Ask Agent

£2300.00 Service Charge pcm

Review due: Ask Agent

- Very well presented throughout
- Two bedrooms
- Allocated parking
- Spacious open plan lounge/kitchen
- Walking distance to Town Centre

This spacious, bright modern apartment benefits from a large entrance hall with generous sized storage cupboard leading on to the open plan kitchen/lounge/diner with well-equipped kitchen, two good size bedrooms and bathroom.



The kitchen further benefits from central island/breakfast bar and integrated fridge/freezer, dishwasher and washing machine. The main bedroom has built in wardrobes. Outside are communal gardens and allocated parking space. Entrance is via intercom system.

Outside are well maintained communal gardens and the property comes with one parking space.

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.

Hallway - Large storage cupboard

Kitchen/Living Room - 22'11 x 11'8

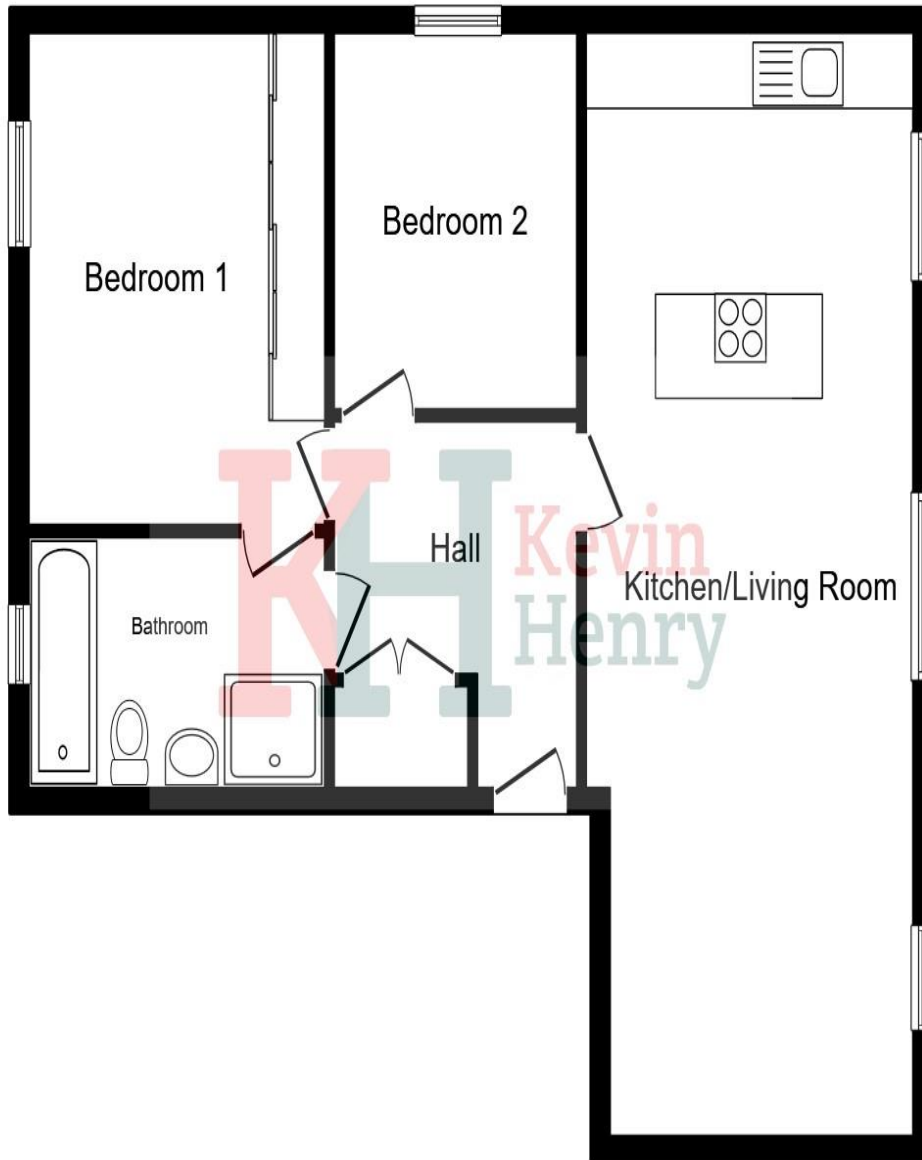
Bedroom One - 11'10 x 10'5 With built in wardrobes

Bedroom Two - 9'5 x 8'9

Bathroom - 10'6 x 6'8

Allocated parking space and communal gardens





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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