



West Road, Saffron Walden  
**£154,000 Leasehold**

**KH** Kevin  
Henry



# Key Features



40% Shared Ownership  
£342.69 Rent pcm

125 Years remaining as of 20 Jan 2006

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Immaculately presented
- Spacious two-bedroom house
- Large lounge/diner
- Available on 40% Shared Ownership
- Ability to purchase 100% Full Ownership

This is an amazing opportunity to purchase a 40% share in a property that is situated on one of the most desirable roads in Saffron Walden.

The property is offered in very good condition throughout and consists of front door leading to the first floor which comprises of spacious lounge/diner, well equipped modern kitchen



and cloakroom/WC. On the first floor are two double bedrooms and bathroom. There is an allocated parking space and communal garden.

Monthly rent for 40% share is currently £342.69.

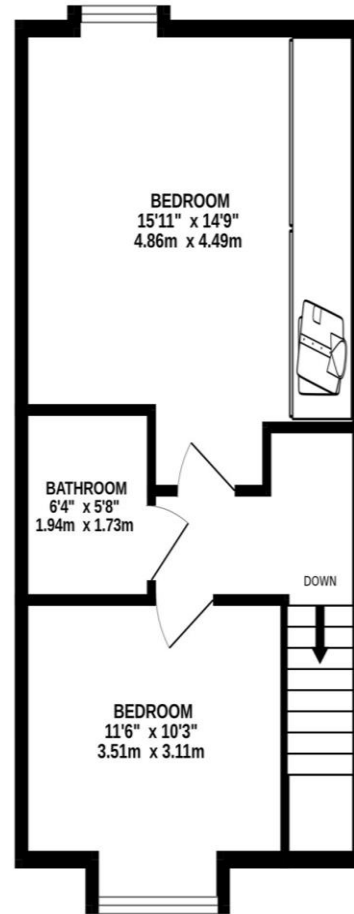
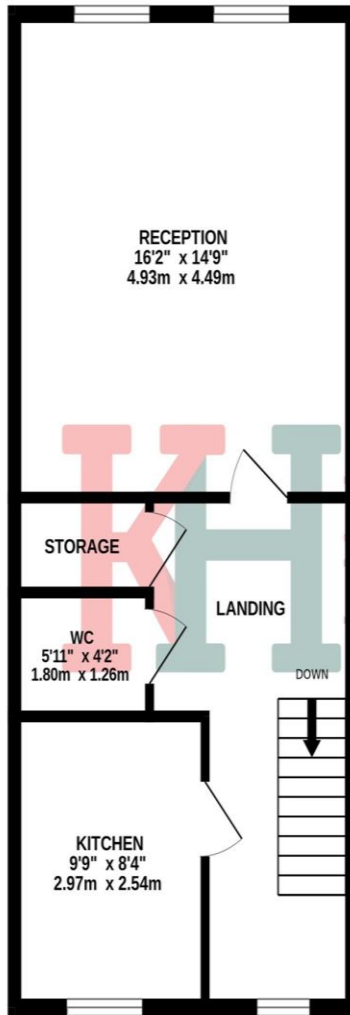
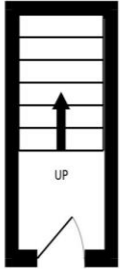
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. 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.



GROUND FLOOR  
36 sq.ft. (3.4 sq.m.) approx.

1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.

2ND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Hallway Entrance  
Stairs to first floor

First floor landing  
Storage cupboard

Lounge/Diner  
16'2 x 14'9

Kitchen/Breakfast Room  
9'9 x 8'4

Cloakroom

Second floor landing  
Airing cupboard and access to loft which is partly boarded.

Bedroom One  
15'11x 14'9

Bedroom Two  
11'6 x 10'3

Bathroom

Communal Garden

Parking  
Allocated parking spaces

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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 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



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