



Allard Way, Saffron Walden  
**£255,000 Leasehold**

**KH** Kevin  
Henry

# Key Features



155 Years remaining as of 01 Mar 2012

£250.00 Ground Rent pa

Review due: Ask Agent

£1848.00 Service Charge pa

Review due: 04/2025

- Offered Chain Free
- Very well presented throughout
- Two bedrooms with En-Suite to main
- Allocated parking
- Spacious open plan lounge/kitchen

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



bathroom. En-suite to main bedroom which also benefits from built in wardrobes and built in wardrobes to second bedroom as well.

Entrance to the building is via secure intercom system.

Through the entrance there is a very convenient lift for the use of the residents in the block making for easy access to higher floors.

Outside are communal gardens and allocated parking spaces.

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

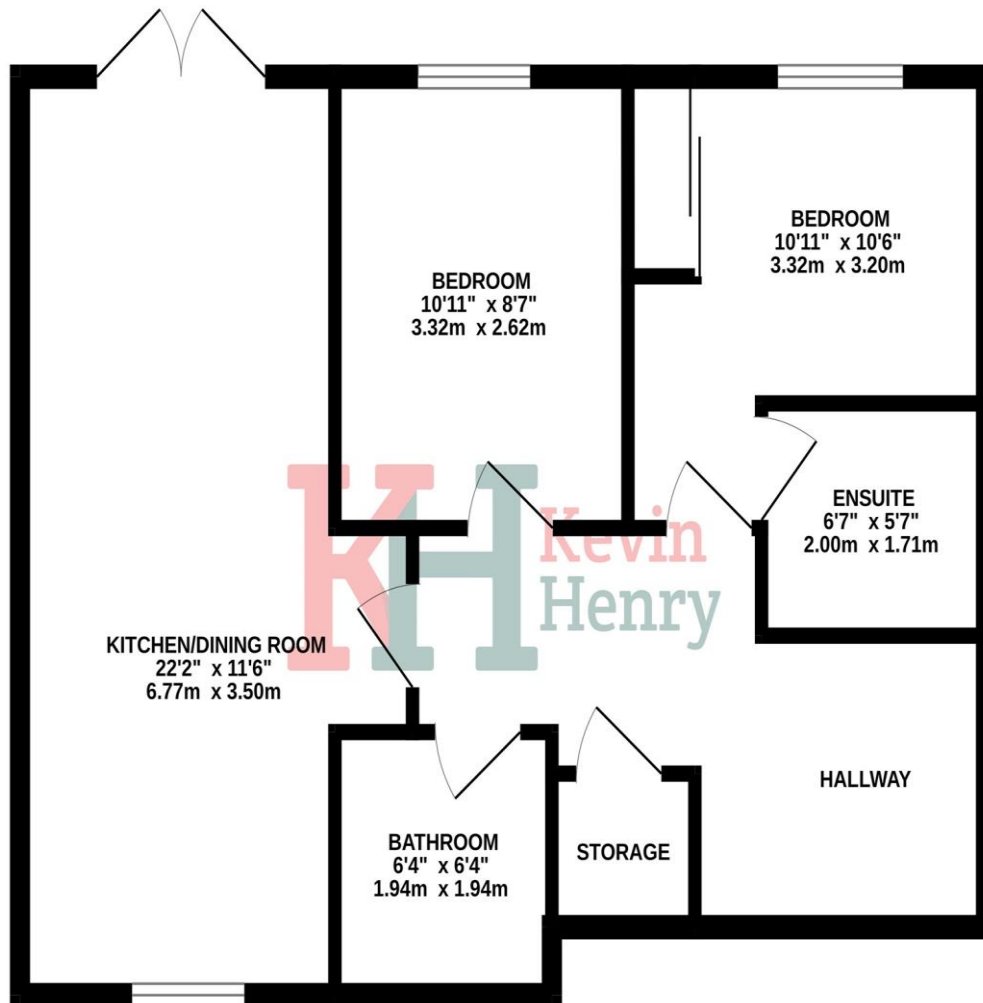
Large storage cupboard

Kitchen/Living Room

22'2 x 11'6



SECOND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



Bedroom One  
10'11 x 10'6  
With built in wardrobes  
En-suite

Bedroom Two  
10'11 x 8'7  
With built in wardrobes

Bathroom  
6'4 x 6'4

Allocated parking space and communal  
gardens

TOTAL FLOOR AREA : 607 sq.ft. (56.4 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.  
Made with Metropix ©2024

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 [sales@kevinhenry.co.uk](mailto:sales@kevinhenry.co.uk)

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



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF101281 - 0012

