



Burgess Croft, Saffron Walden £375,000 **Freehold**

KH Kevin
Henry

Key Features

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- Beautifully presented
- Two double bedrooms
- Spacious living area
- En-suite to main bedroom
- Close to Town Centre

A charming first-floor apartment in this popular over 55's development which boasts a bright and airy living space perfect for relaxing or entertaining. The large living area is bathed in natural light, creating a warm and welcoming atmosphere.

The property features two generously sized double bedrooms with the main bedroom benefitting from a private en-suite for added convenience.

The second double room is currently being used as a dining room but can also be used as a sizeable office.

All rooms are accessed via a spacious and inviting hallway which adds to the sense of openness throughout the home. Just a short distance from the town centre, this



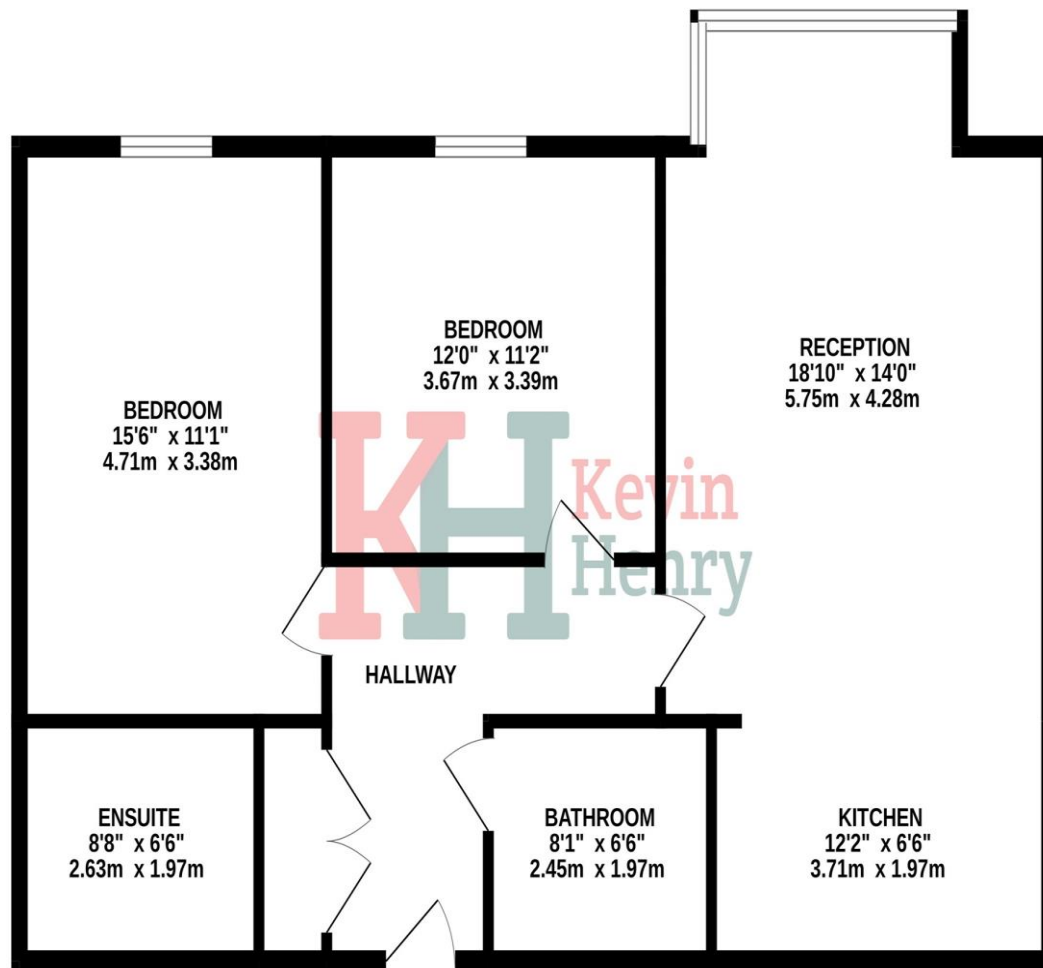
apartment combines comfort, style and a prime location. The development has a secure entry system with lifts to all floors. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County 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.

Communal hallway
Secure communal entrance door leading onto.

Hallway
Storage cupboard



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



Lounge/Diner Area
18'10 x 14'10
5.75m x 4.28m

Kitchen Area
12'2 x 6'6
3.71m x 1.97m

Bedroom One
15'6 x 11'1
4.71m x 3.38m

En-suite shower room

Bedroom Two
12'0 x 11'2
3.67m x 3.39m

Bathroom

Outside
1 allocated parking spaces plus visitor spaces. Communal garden area.

TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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01799 513632

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 01799 513632

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

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



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