



Little Larchmount, Saffron Walden £250,000 **Freehold**

KH Kevin
Henry

Key Features

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- Chain Free
- Well presented
- Two double bedroom first floor apartment
- Spacious lounge/diner
- Kitchen & Bathroom

This well-presented two-bedroom first-floor apartment offers a fantastic opportunity for buyers seeking a freehold property with no onward chain. The home features a generously sized lounge/diner, providing a comfortable living and dining space, while the well-appointed kitchen leads directly to a private balcony.

Both bedrooms are well-proportioned and complemented by a family bathroom. The property also benefits from its own front garden, adding to the appeal. Conveniently located just a short walk from the town centre, this home offers easy access to local shops, restaurants, and transport links. An excellent opportunity for first-time buyers, investors, or those looking to



downsize.

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 entrance

Entrance door leading to communal hallway with stairs to first floor.

Hallway

Built in cupboard.

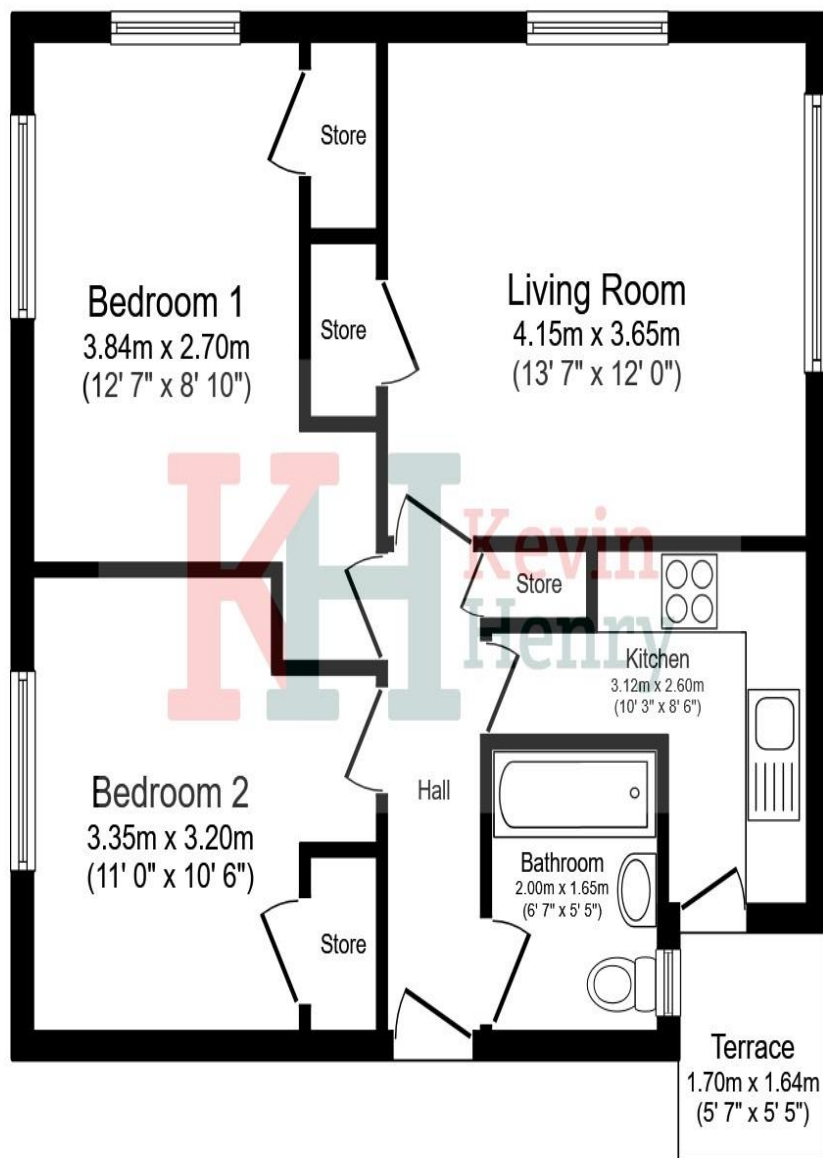
Living Room/Diner

13'7 x 12'0

4.15m x 3.65m

Kitchen





10'3 x 8'6 max
3.12m x 2.60m

Balcony

Bedroom One
12'7 x 8'10
3.84m x 2.70m
Bedroom Two
11'0 x 10'6
3.35m x 3.20m

Bathroom

Garden

Private garden with lawn and well maintained plants and shrubbery. Shed.

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

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