



The Maltings, Saffron Walden
£275,000 Leasehold

Key Features

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999 Years remaining as of 01 Nov 2005

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1620.00 Service Charge pa

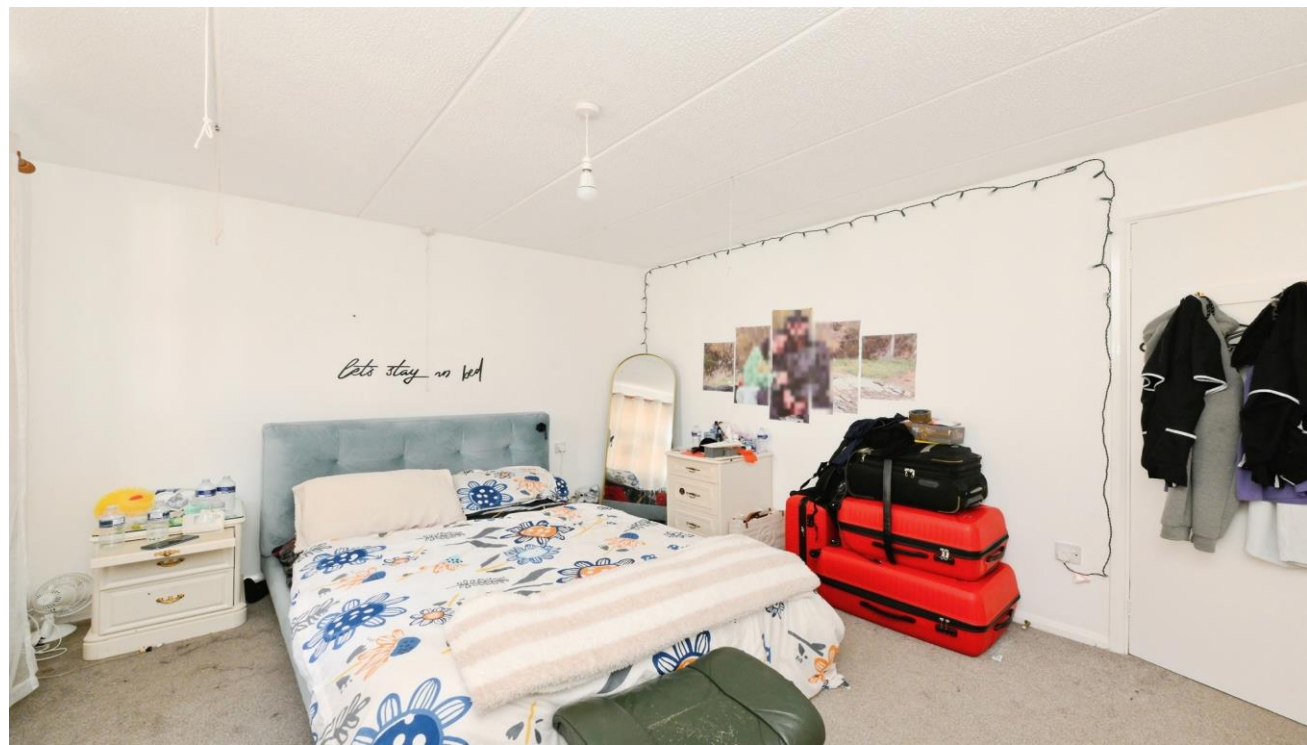
Review due: Ask Agent

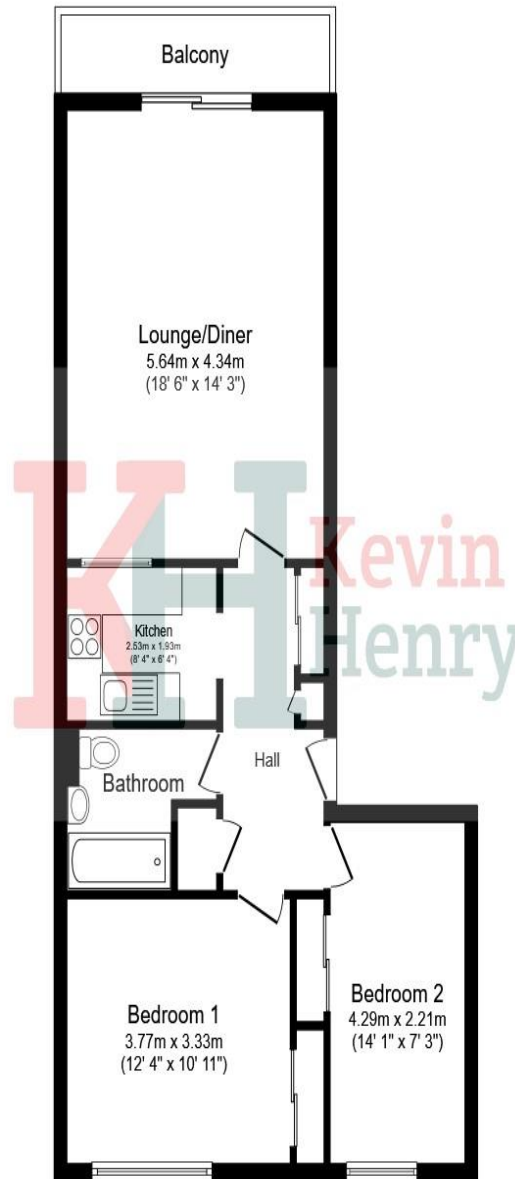
- Chain Free
- Spacious lounge/diner
- Balcony terrace - South Facing
- Two double bedrooms
- Well equipped kitchen

Ideally located just moments from the town centre, this spacious two double bedroom apartment offers comfort, convenience, and modern living. The large lounge/diner opens onto a private balcony - perfect for enjoying a morning coffee or evening relaxation, with



space for a table and chairs. The property features a well-equipped kitchen, a contemporary bathroom, and two generously sized bedrooms, both with built-in wardrobes. Additional benefits include a secure intercom entry system and gated underground parking. Set in a prime location with excellent access to local shops, amenities, and transport links, this apartment is ideal for professionals, couples, or investors alike. 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.





Total floor area 67.6 m² (728 sq.ft.) approx

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

Front
Communal entrance - intercom entry system.

Hallway
Airing cupboard.

Lounge/Diner
5.64m x 4.34m
18'6" x 14'3"

Kitchen
2.53m x 1.93m
8'4" x 6'4"

Bedroom One
3.77m x 3.33m
12'4" x 10'1"
Plus built-in wardrobes

Bedroom Two
4.29m x 2.21m
14'1" x 7'3"
Plus built in wardrobes

Bathroom
Secure underground parking.
Communal Garden

To view this property call Kevin Henry on:
01799 513632

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