



Church Field, Saffron Walden
£180,000 Leasehold

KH Kevin
Henry

Key Features

 2  1  D  B



136 Years remaining as of 25 Dec 1976

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£519.60 Service Charge pa

Review due: Ask Agent

- Two bedroom flat
- Well presented
- Large lounge/diner
- Well equipped kitchen
- Communal parking

Well presented two bedroom top floor apartment situated in a popular part of Saffron Walden.

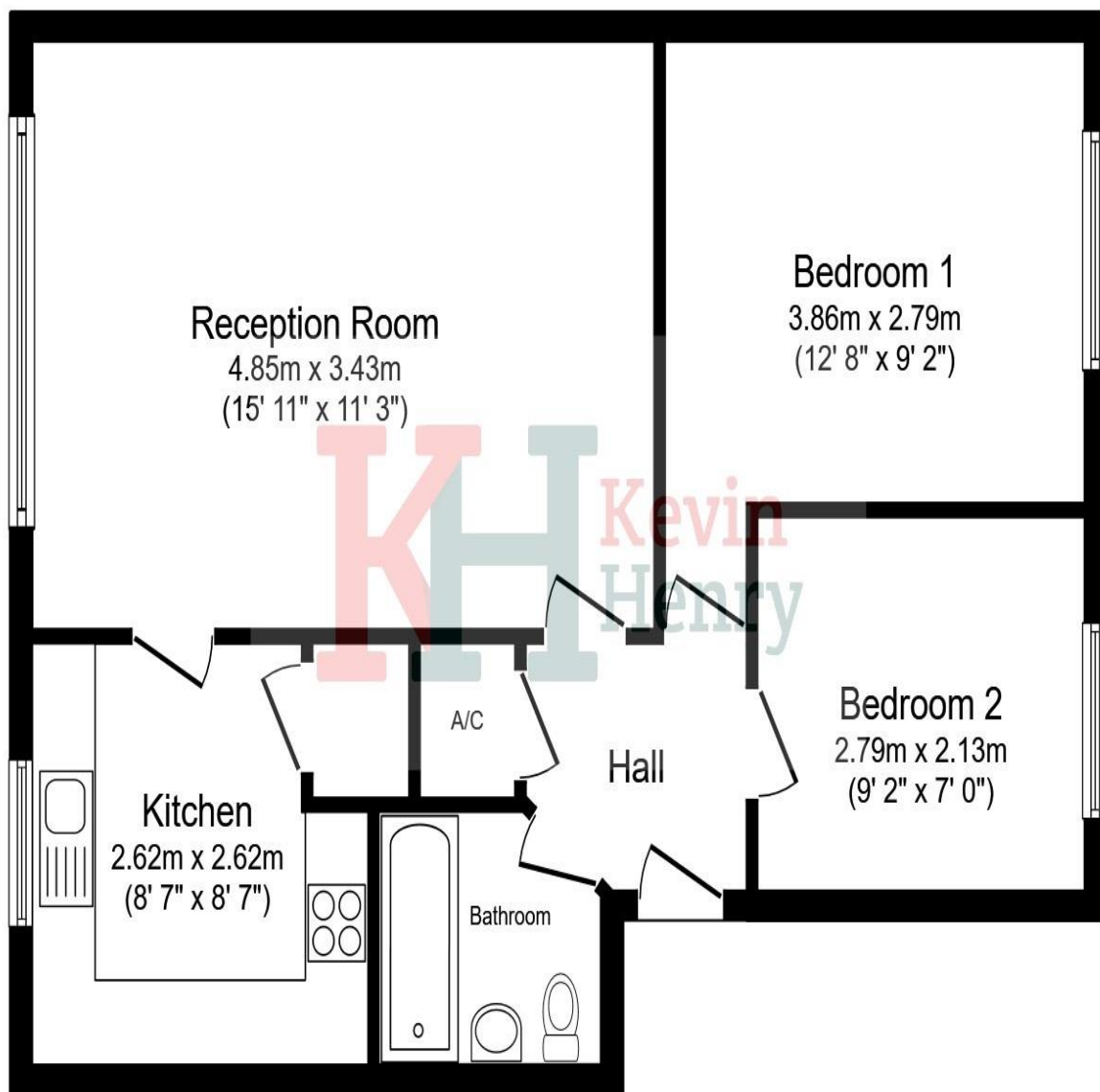
The apartment benefits from a large bright, airy lounge/diner, kitchen, two good size bedrooms and family bathroom. Externally



there is ample communal parking and a communal garden area. Great opportunity to own get on the housing ladder or as a high yielding investment property. 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.

*****OFFERED CHAIN FREE***** Ideal first time buyers purchase or opportunity for good rental yield for investors. *****LEASE CURRENTLY BEING EXTENDED TO 177 YEARS*****





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.

Hallway
Airing Cupboard

Lounge/Diner
4.85m x 3.43m
15'1" x 11'3"

Kitchen
2.62m x 2.62m
8'7" x 8'7"

Bedroom One
3.86m x 2.79m
12'8" x 9'2"

Bedroom Two
2.79m x 2.13m
9'2" x 7'0"

Bathroom
Communal parking spaces
Communal garden

To view this property call Kevin Henry on:
01799 513632

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 01799 513632

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