



Church Field, Saffron Walden
£175,000 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

£1519.60 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

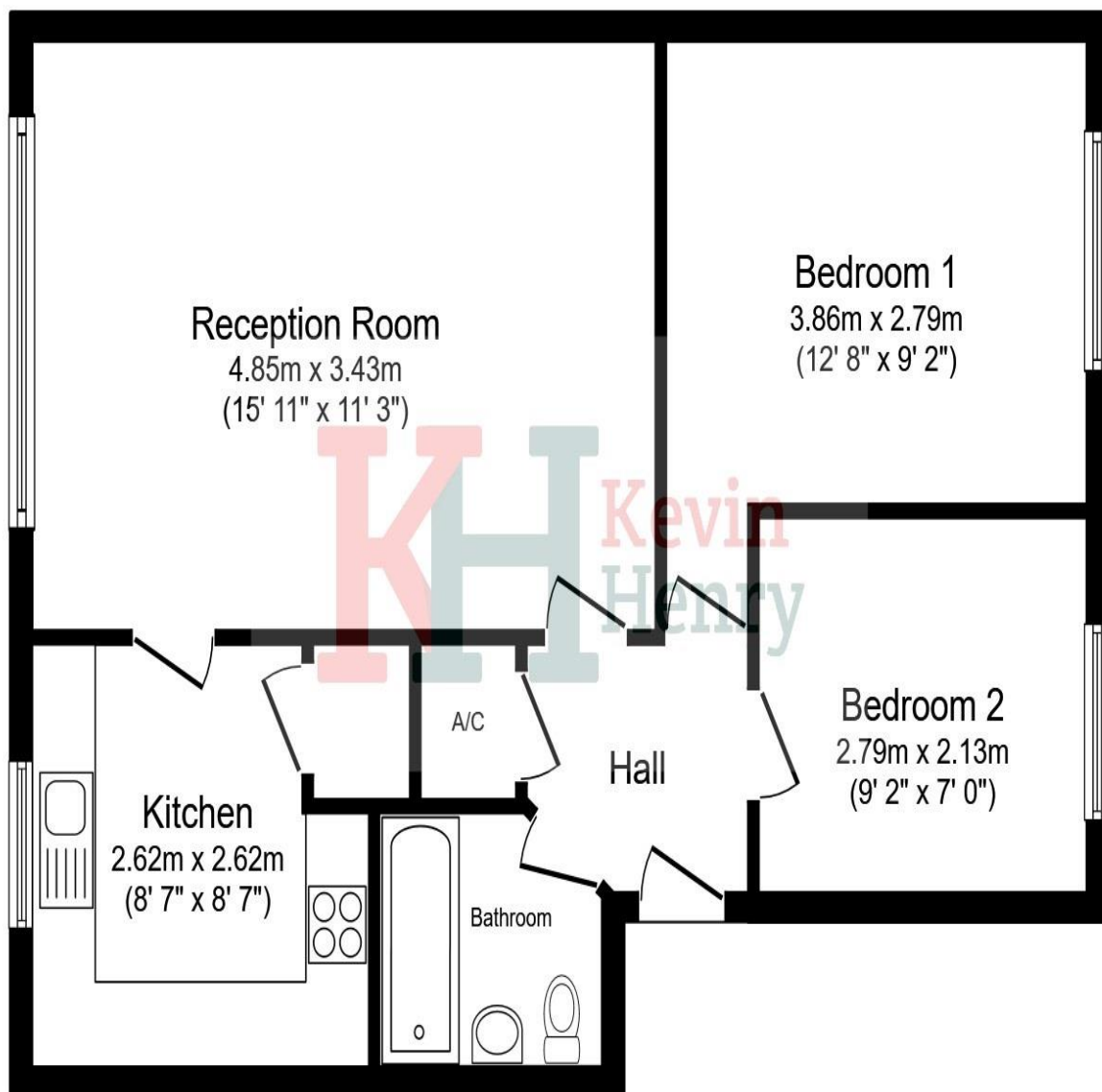


there is ample communal parking and a communal garden area. Great opportunity to own get on the housing ladder or as a high yielding investment property. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, 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.

Front
Communal entrance.

Hallway
Airing Cupboard





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

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

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

 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: SAF103495 - 0002

