



Ross Close, Saffron Walden  
**£140,000 Leasehold**

**KH** Kevin  
Henry

# Key Features



99 Years remaining as of 25 Jun 1979

£114.00 Ground Rent pa

Review due: 06/2026

£1647.91 Service Charge pa

Review due: 06/2026

- Chain free
- Two Bedroom Flat
- Good size lounge/diner
- Well-equipped kitchen
- Bathroom

Two bedroom first floor flat with good size living space and situated in a popular part of Saffron Walden close to all local amenities. The property benefits from ample communal parking and communal gardens. Saffron Walden is a fine old market town with



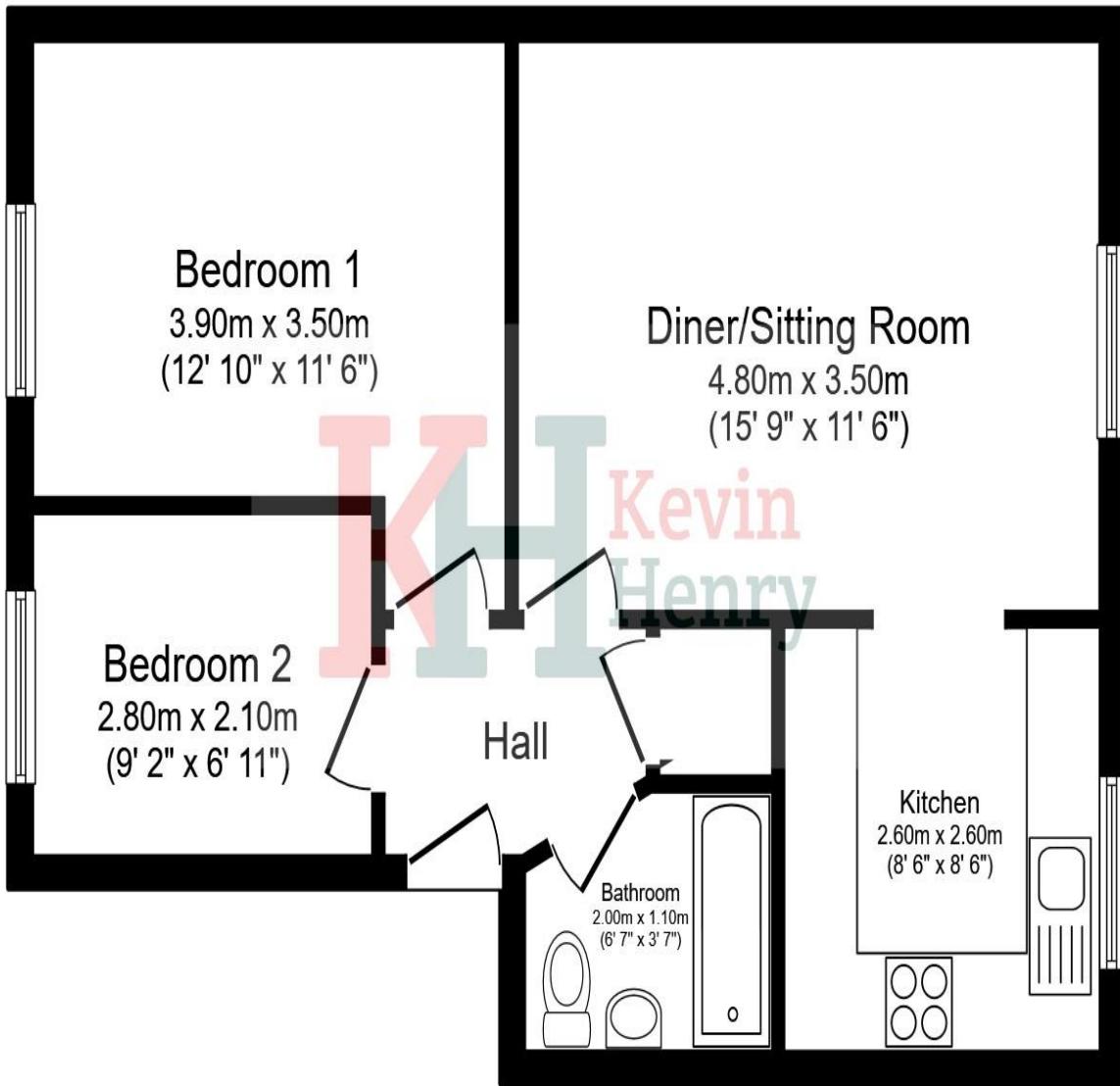
a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, 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  
Lounge/Diner  
4.80m x 3.50m  
15'9" x 11'6"

Kitchen  
2.60m x 2.60m  
8'6" x 8'6"

Bedroom One  
3.90m x 3.50m





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](http://www.focalagent.com)

12'10" x 11'6"

Bedroom Two  
2.80m x 2.10m  
9'2" x 6'11"

Bathroom  
Ample communal parking  
Communal garden space

To view this property call Kevin Henry on:  
01799 513632

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