



Horn Book, SAFFRON WALDEN
Guide Price £200,000 Leasehold

KH Kevin
Henry

Key Features

 2  2  B  C



125 Years remaining as of 17 Jan 2024

£150.00 Ground Rent pcm

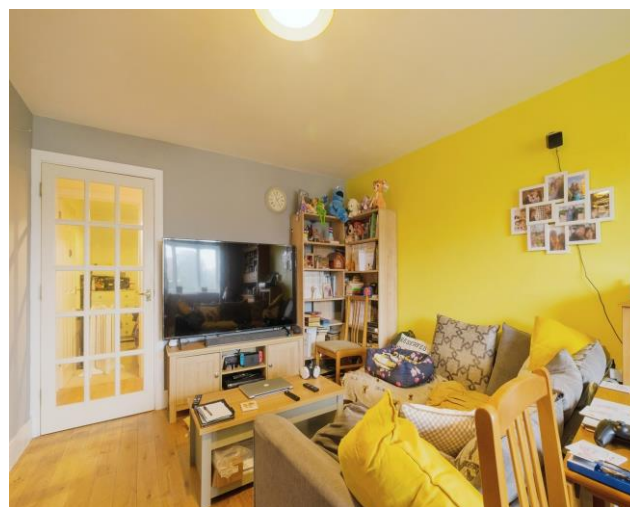
Review due: Ask Agent

£2476.00 Service Charge pcm

Review due: Ask Agent

- Two double bedroom apartment
- En-suite to main bedroom
- 124 years remaining on lease
- Spacious lounge/diner
- Good size kitchen

Two double bedroom apartment that benefits from en-suite to the main bedroom plus good size lounge/diner, well equipped kitchen and further bathroom. Location is great, walking distance to main supermarket plus all local amenities and is close to Saffron Walden



Town Centre.

Perfect for first time buyers or investors. 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.

Hallway

Living Room

18'1 x 11'2

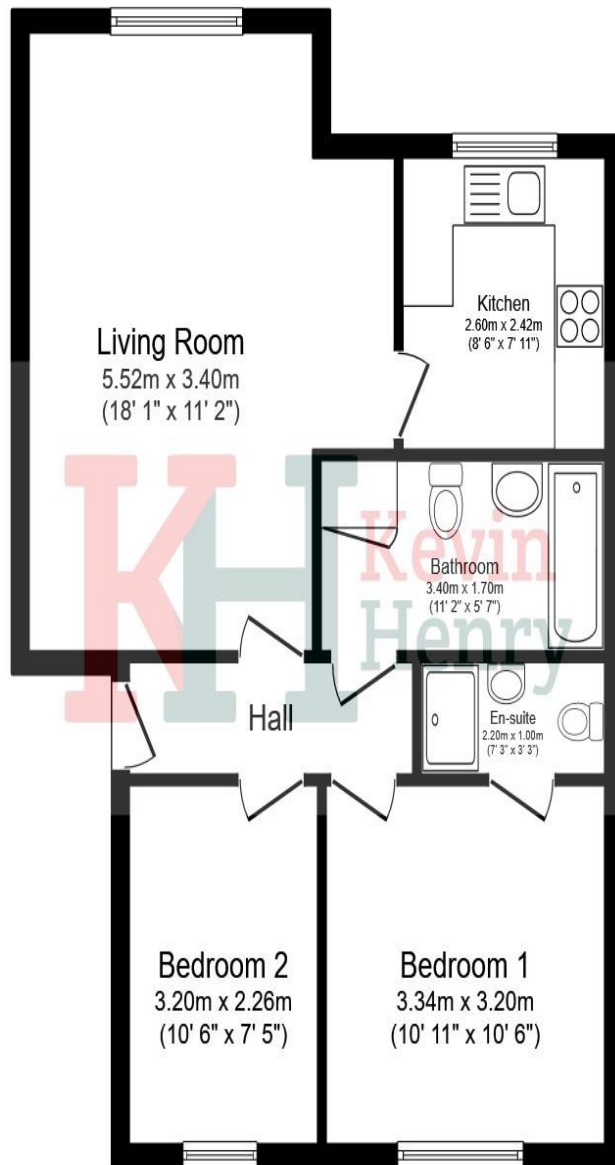
5.52m x 3.40m

Kitchen

8'6 x 7'11

2.60m x 2.42m





Total floor area 59.2 m² (638 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

Bedroom One
10'11 x 10'6
3.34m x 3.20m

En-Suite
Bedroom Two
10'6 x 7'5
3.20m x 2.26m

Bathroom

Outside
Communal parking.

Front
Secure entry system.

To view this property call Kevin Henry on:
01799 513632

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 01799 513632

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