



The Maltings, Saffron Walden, CB10 1DY

CHEFFINS

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Saffron Walden,
CB10 1DY

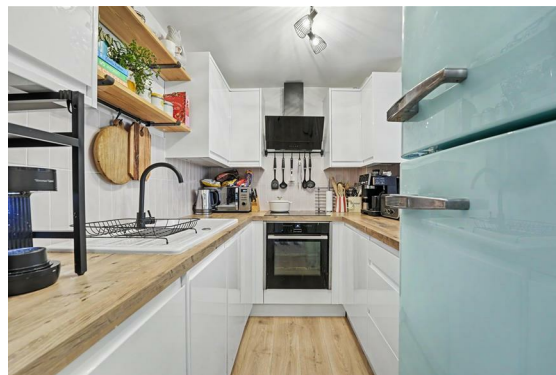
- Well-presented, first floor apartment
- Refitted kitchen and bathroom
- Share of Freehold
- Off-street parking
- Conveniently located for the town centre and Audley End station
- Views across the rooftops towards St Mary's Church and Audley End Estate

A spacious, beautifully presented two-bedroom apartment situated in a sought-after development just off the High Street. Tastefully updated throughout, the property is ideally positioned within easy walking distance of local amenities and well-placed for commuters using Audley End Station.



Guide Price £267,500





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

The apartment block is accessed via a wrought iron gate with intercom system, in turn leading to an attractive communal courtyard garden.

COMMUNAL HALLWAY

Serving four apartments; two ground floor and two first floor, accessed via a staircase.

FIRST FLOOR

PRIVATE ENTRANCE HALL

A spacious entrance hall with upgraded internal doors, useful fitted storage cupboards with hanging rail and shelving and an airing cupboard housing the hot water cylinder.

KITCHEN

Refitted with a stylish, handle-less base and eye level units with wood effect worktop space over, ceramic sink unit, induction hob with oven below, space for fridge freezer, integrated washing machine and dishwasher. The kitchen enjoys a view through the reception room to the outdoor space.

RECEPTION ROOM

A well-proportioned room which has been enhanced with new radiators and wooden laminate flooring. A pair of double glazed sliding doors provide access to the private south-facing balcony and views over the communal gardens.

BEDROOM 1

Double glazed window with views over Gold Street, upgraded radiator and built-in wardrobes and storage.

BEDROOM 2

A good sized second bedroom with built-in wardrobes and storage. Double glazed window overlooking Gold Street and an attractive view over the rooftops towards St. Mary's Church and Audley End Estate beyond.

BATHROOM

Refitted suite comprising bath with independent shower over, vanity wash basin, WC with hidden cistern and heated towel rail.

OUTSIDE

The property is set in a prime, central

town location, being only a short walk to the Market Square and well-placed for commuters using Audley End Station. The apartment also enjoys gated, secure parking under the apartment block. There is an attractive, communal garden for the residents' use.

TENURE

Leasehold – Share of Freehold

Term: 999 years from and including 1 November 2005 (978 years remaining)

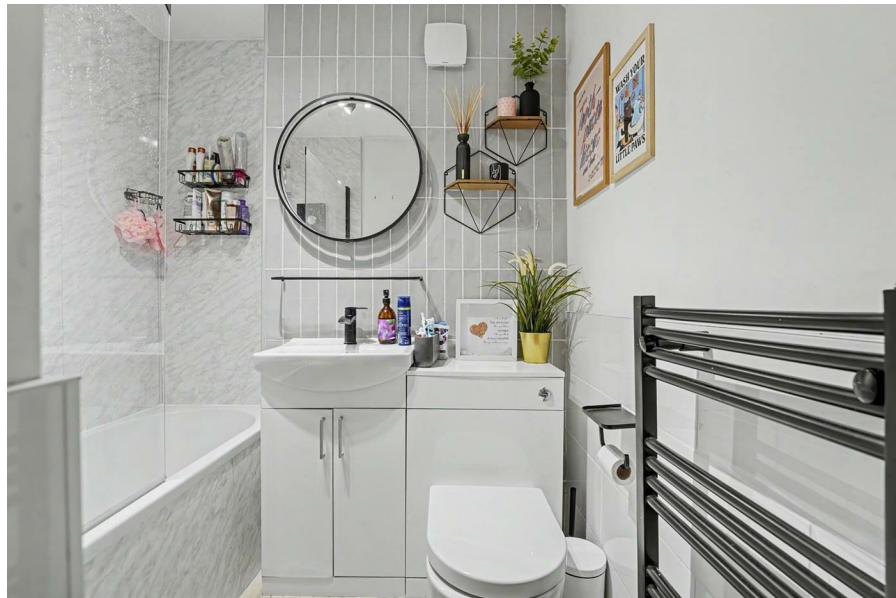
Ground Rent: N/A

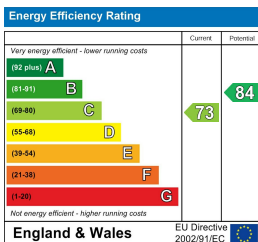
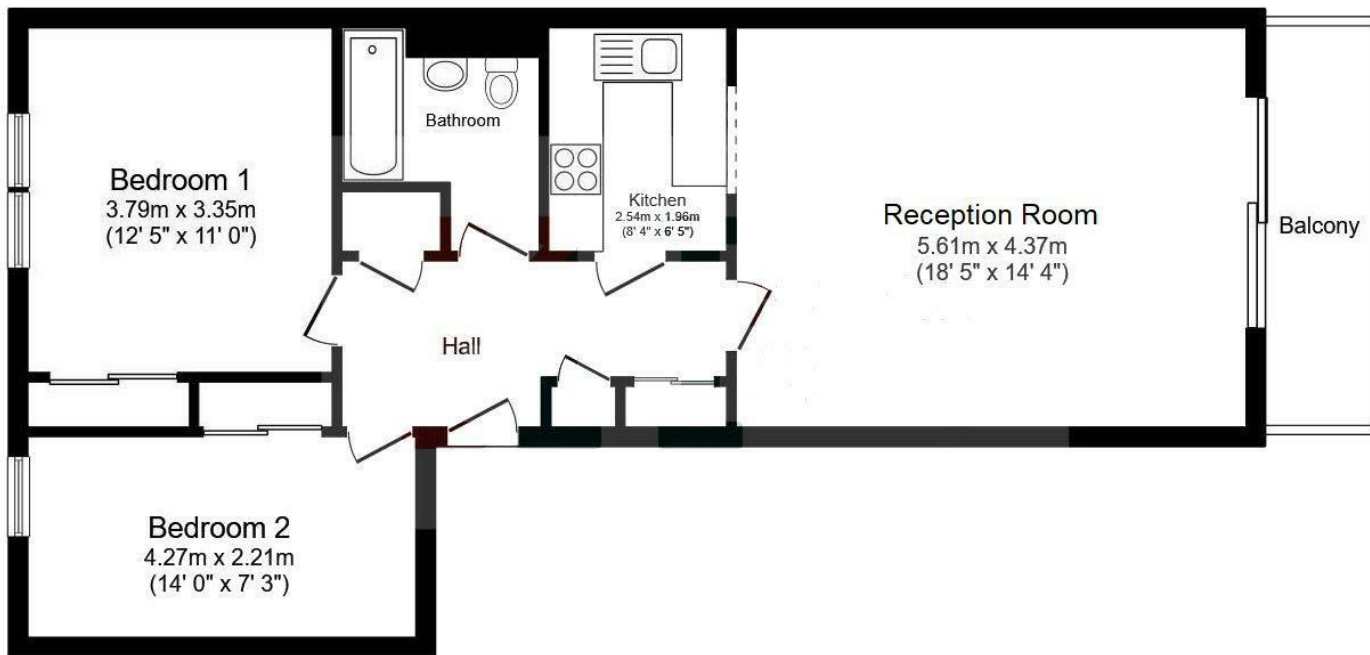
Service Charge: £1,620 p.a.

VIEWINGS

By appointment through the Agents.







Guide Price £267,500

Tenure - Leasehold - Share of Freehold

Council Tax Band - B

Local Authority - Uttlesford

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).

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

