



High Street, Saffron Walden, CB10 1EB

CHEFFINS

High Street

Saffron Walden,
CB10 1EB

A spacious furnished two bedroom apartment located on the first floor of this stylish block, situated in the heart of the town. The apartment provides bright and versatile living accommodation together with allocated parking space.

LOCATION

Saffron Walden is a picturesque Medieval market town, steeped in history with a wealth of period properties. There is an excellent range of both independent shops and national chains, along with a twice weekly market, cafes, pubs and restaurants. Good local schooling is available in the town for all age ranges, along with recreational facilities including a leisure centre and swimming pool. Access to London and Cambridge can be gained via the main line railway station at Audley End (just a few minutes' drive to the west) and there are M11 motorway access points at Stump Cross (to the north) and Bishop's Stortford (to the south). Stansted Airport is within 20 minutes' drive and Cambridge is only 15 miles away.



£1,175 PCM





GROUND FLOOR

COMMUNAL ENTRANCE

Entry phone system and staircase rising to the upper floors.

ENTRANCE HALL

With doors leading through to adjoining rooms. There are also two large storage cupboards off of the hall.



LOUNGE

A good sized living space with large window allowing in plenty of natural light.

KITCHEN / DINER

A contemporary fitted kitchen with integrated appliances including oven, hob and extractor as well as washing machine and fridge freezer. Window overlooking the front aspect.



BEDROOM ONE

Double bedroom with large window allowing in plenty of natural light.

BEDROOM TWO

Another smaller double bedroom with window overlooking rear aspect.

BATHROOM

With three piece suite comprising bath with shower over, wash hand basin and low level W/C. There is also a handy storage cupboard, mirror and towel rail.

OUTSIDE

The property comes with parking for one car. In addition, there are well-tended communal gardens.

VIEWINGS

Strictly by appointment through the Agent.

LETTING AGENTS NOTES

Holding Deposit - £271.00

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,175 PCM
 Council Tax Band - C
 Local Authority - Uttlesford

Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 52.0 sq. metres (559.9 sq. feet)

Note: Not to scale - For guidance purposes only
 Plan produced using PlanUp.

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