



Clay Pit Piece, Saffron Walden
£160,000 Leasehold



Key Features

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99 Years remaining as of 25 Dec 2007

£110.00 Ground Rent pa

Review due: Ask Agent

£1851.48 Service Charge pa

Review due: Ask Agent

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain free
- Two bedroom flat

Excellent opportunity to purchase this good size two bedroom flat in a popular part of saffron Walden.

The entrance hall provides access to the rooms comprising of a good size, bright lounge/diner, well-equipped kitchen with



storage cupboard, two bedrooms and bathroom. To the front is ample communal parking and well kept 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.

Entrance hall:

Communal secure entrance door into communal entrance hall with stairs to second floor.

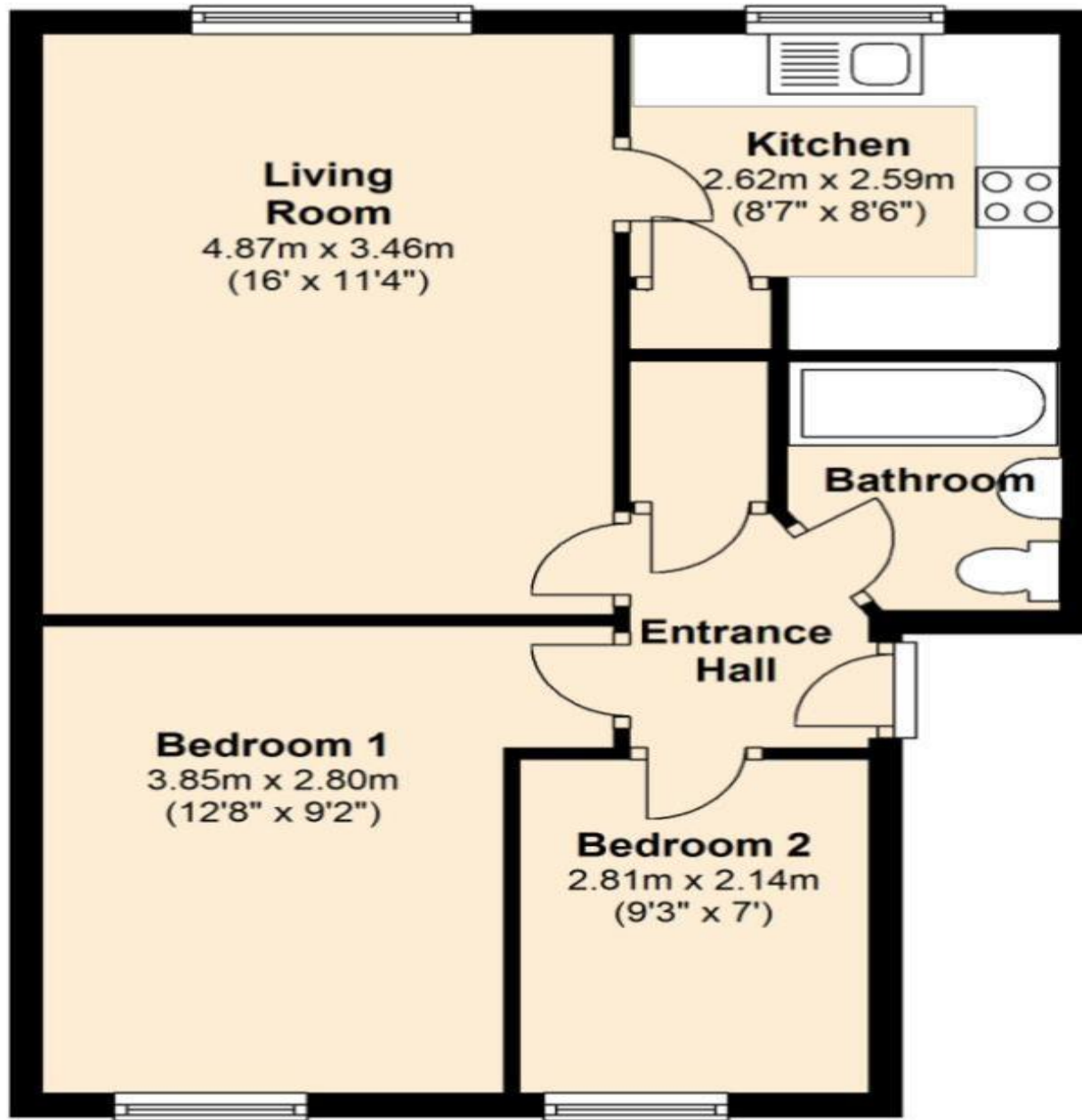
Front Door

Entrance Hall

Doors to adjoining rooms, laminate flooring, airing cupboard and access to loft



Second Floor Apartment



hatch.

Lounge

4.88m x 3.45m

16'0" x 11'4"

Kitchen

2.62m x 2.59m

8'7" x 8'6"

Bedroom One

3.86m x 2.79m

12'8" x 9'2"

Bedroom Two

2.82m x 2.13m

9'3" x 7'0"

Bathroom

Outside:

Communal parking and communal garden.

To view this property call Kevin Henry on:
01799 513632

Total area: approx. 47.7 sq. metres (513.2 sq. feet)

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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