



Clay Pit Piece, Saffron Walden, CB11 4DR

**CHEFFINS**

## Clay Pit Piece

Saffron Walden,  
CB11 4DR

Double bedroom ground floor apartment positioned in a convenient location walking distance of the Town Centre. With bright living space and fitted kitchen, this well proportioned property boasts communal grounds and parking. Offered on an unfurnished basis and available late August.

### 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. Stansted Airport is just 16 miles away.



**£950 Per Month**





## Ground Floor

### Communal Entrance Hall

With stairs ascending to upper floors and doors leading through to apartment.

### Entrance Hall

With doors leading through to adjoining rooms.

### Living / Dining Area

A spacious living area with large window allowing in plenty of natural light.

### Kitchen

With plenty of cupboard and work surface space as well as freestanding cooker, fridge freezer, washing machine and tumble dryer. There is another large window and two storage cupboards with shelving and one which houses the water tank.

### Bedroom

Nice sized double bedroom with large window allowing in plenty of natural light.

### Bathroom

Three piece suite comprising bath with shower over, low level W/C and wash hand basin as well as wall mounted cupboard with mirror.

## Outside

Externally the property boasts communal gardens and parking.

## Viewings

Strictly by appointment through the Agent.

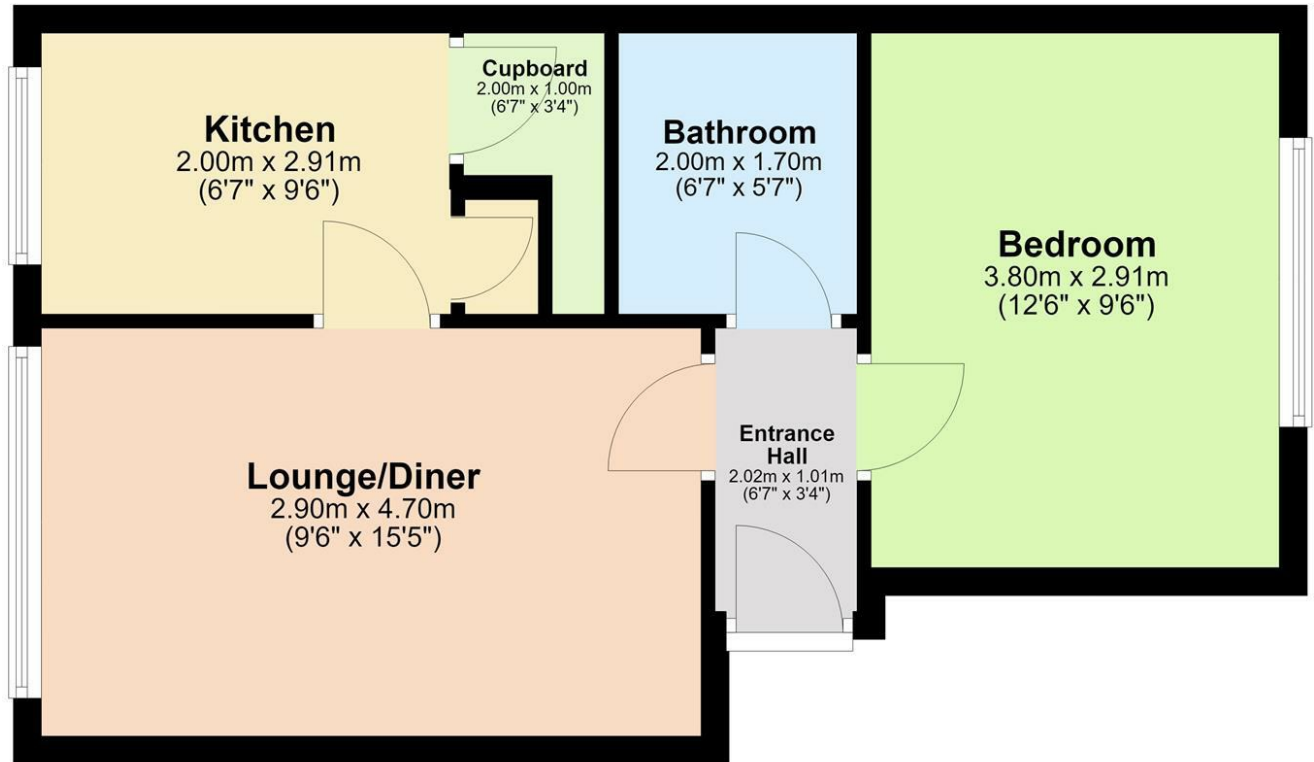
## Letting Agent Notes

Holding Deposit : £219.00

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

## Ground Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



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

£950 Per Month

Council Tax Band – B

Local Authority – Uttlesford District

Council

Total area: approx. 39.5 sq. metres (425.6 sq. feet)

### Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.