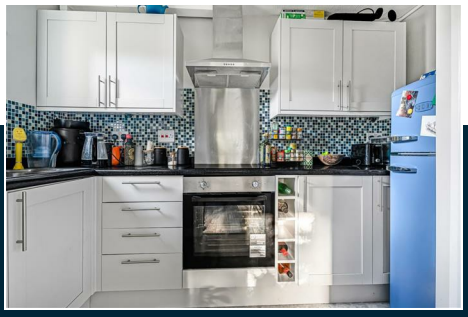
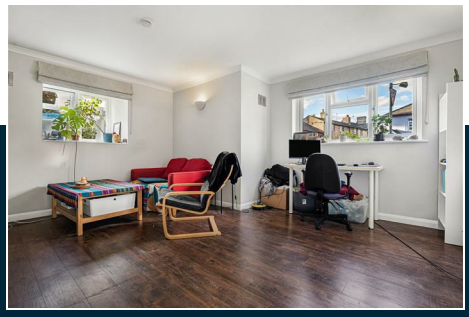








Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

1 Weighbridge Court, Saffron Walden, CB11 3JG

A generously proportioned one bedroom apartment set within a highly regarded development, ideally positioned near the town center and a range of local amenities. Additional benefits include an allocated parking space and well-maintained communal gardens. Available now on an unfurnished basis.

£1,050 Per Month

- Popular development
- Close to town center and amenities
- Refitted kitchen
- One bedroom
- Allocated parking
- Available now

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.

ACCOMMODATION with approximate room sizes

COMMUNAL ENTRANCE
Entrance door with security intercom system and staircase rising to upper floors.

PRIVATE ENTRANCE HALL
Entrance door and doors to adjoining rooms.

SITTING/DINING ROOM
Windows to the front and side aspects and opening into:-

KITCHEN
Refitted with base and eye level units with worktop space over, electric hob and oven with overhead extractor, space for a free-standing fridge freezer and space and plumbing for a washing machine, door to the cupboard housing the hot water cylinder, window to the front aspect.

BEDROOM
Window to the side aspect, fitted wardrobes with shelves and railing.

BATHROOM
Comprising pedestal wash basin, panel bath with overhead shower attachment, low level WC, obscure glazed window to the rear aspect.

OUTSIDE
One allocated parking space in private secure gated car park, visitor spaces also available, communal gardens.

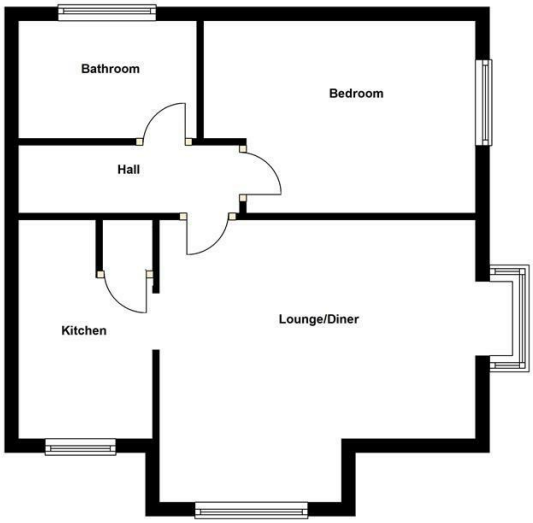
VIEWINGS
By appointment through the Agents.

MATERIAL INFORMATION LINK
Holding Deposit : £242.00

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



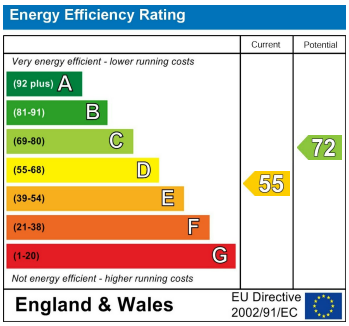
Ground Floor

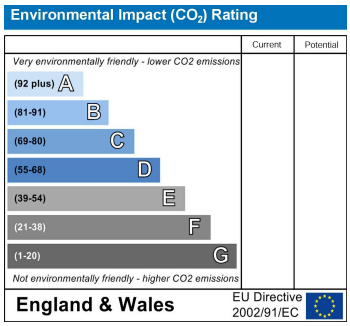


Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings





Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
   If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

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