Property details **approval form**

19 Lancaster Place, . South Road, Saffron Walden, Essex, England, CB11 3GR
Date: 14 October 2026 **Property Ref and Version:** SAF104003 - 0019

Selling your home with us!

♦ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Directions
5. Room Description
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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♦ Price

£190,000

Tenure: Leasehold

♦ Key Features

- Two bedroom apartment
- Open plan lounge/kitchen/diner
- Offered with no upward chain
- 109 years remaining on the lease
- Two allocated parking spaces in underground car park
- Secure entry system and lift to all floors
- Close to the town centre
- EPC Rating: B

♦ Short Description

Great size two bedroom apartment close to the town centre and offered with NO UPWARD CHAIN.

♦ Directions

♦ Agent Note

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♦ Description

This spacious, bright modern apartment is offered CHAIN FREE and benefits from a good size hallway leading into a spacious open plan living/dining room and kitchen. There are two double bedrooms and a bathroom, and the property is ideally located close to the town centre and all local amenities. The property also benefits from two allocated parking spaces in the underground car park which is secure and accessed via an electric gate. There is also lift access to all floors.

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. 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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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♦ Property Images










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♦ Property Images









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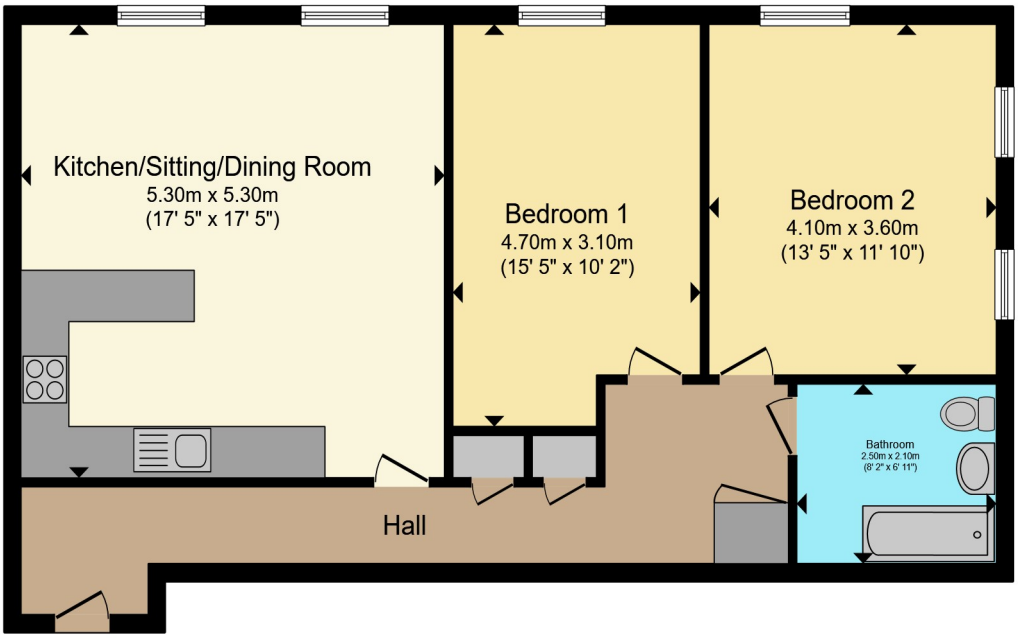
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♦ Floor Plan



Total floor area 77.8 sq.m. (838 sq.ft.) approx

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). Powered by www.propertybox.io

Kevin Henry

♦ Approval

	Signature	Date
David Moss		
Victoria Steinson **AMG (Newcastle)**		