



Radwinter Road, Saffron Walden, CB11 3GA

CHEFFINS

Radwinter Road

Saffron Walden,
CB11 3GA

- No upward chain
- Two allocated parking spaces
- Popular residential location
- Bright and well proportioned accommodation
- Views over attractive communal garden
- First floor apartment

A two bedroom, first floor apartment forming part of a historic Grade II Listed building. The apartment is set in a tucked-away position, enjoying views over the mature, communal gardens, along with 2 allocated parking spaces. Offered chain free.

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Guide Price £210,000





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.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Intercom entry system and staircase rising to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Entrance door, windows to the side aspect, cupboard housing the recently refitted hot water cylinder with immersion and doors to adjoining rooms.

SITTING/DINING ROOM

Windows to two aspects.

KITCHEN

Fitted with a range of base and eye level units with worktop over, stainless steel sink, electric oven and hob, space and plumbing for washing machine and fridge freezer.

BEDROOM 1

Window to the side aspect, fitted wardrobes and door to:

EN SUITE

Refitted suite comprising pedestal wash basin, shower enclosure with dual shower heads and low level WC.

BEDROOM 2

Window to the side aspect.

BATHROOM

Comprising low level WC, pedestal wash basin and panelled bath.

OUTSIDE

The apartment is set within an historic building with beautifully maintained

communal gardens. It features two allocated parking spaces, with additional visitor parking, and access to a secure communal bike store.

TENURE - LEASEHOLD

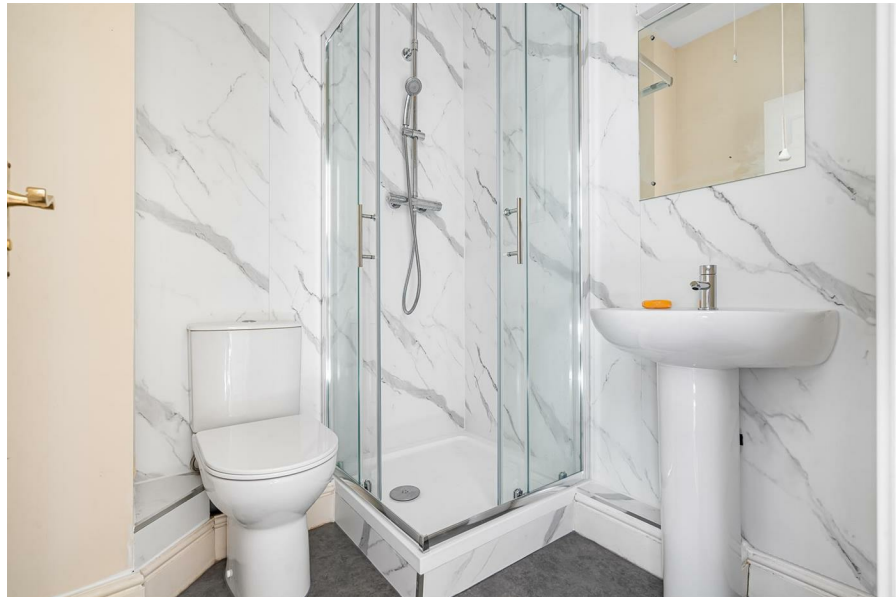
Term: 125 years from 1 February 1999 (98 years remaining)

Ground Rent: £240.48 p.a.

Service Charge: Approximately £3,000 p.a.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

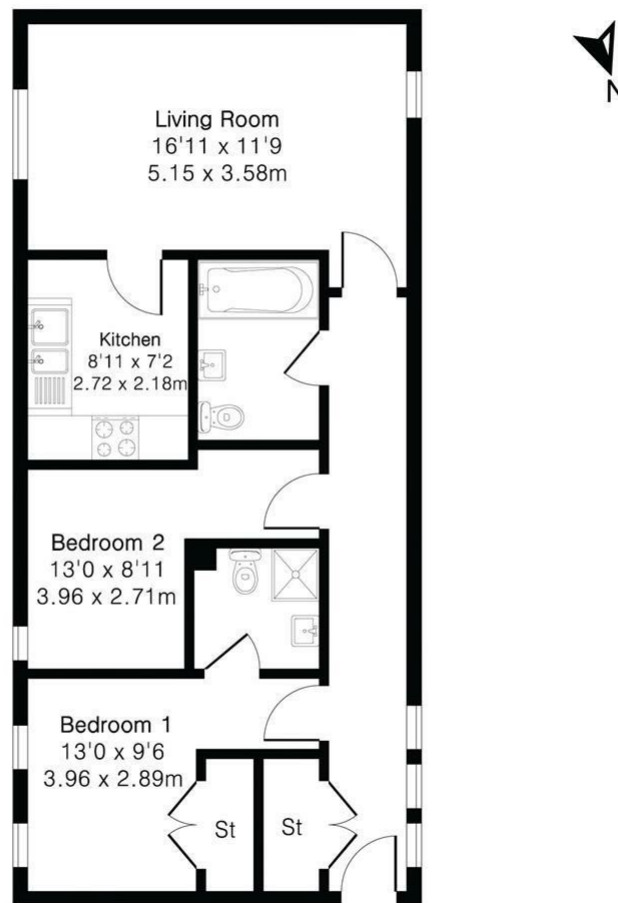
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Tenure - Leasehold

Council Tax Band - D

Local Authority - Uttlesford

Approximate Gross Internal Area 653 sq ft - 61 sq m



First Floor

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.



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