

Weighbridge Court, Saffron Walden, CB11 3JG

CHEFFINS

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Saffron Walden,
CB11 3JG

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Guide Price £195,000



NO ONWARD CHAIN A generously proportioned one bedroom apartment set within a highly regarded development, ideally positioned near the town centre and a range of local amenities. Additional benefits include an allocated parking space and well-maintained communal gardens.

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.








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.

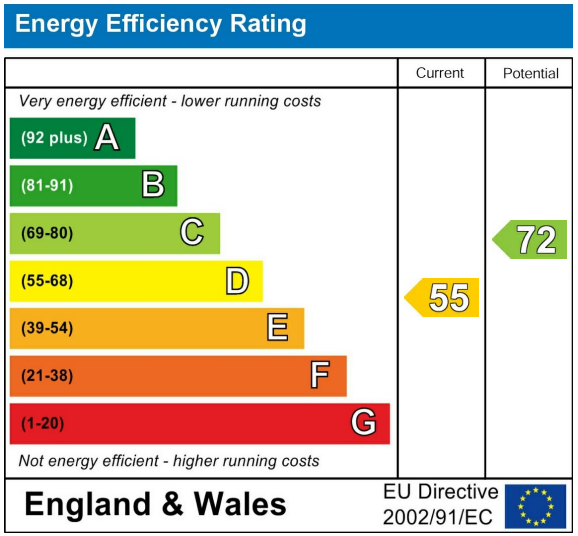
BATHROOM
Comprising pedestal wash basin, panel bath with overhead shower attachment, low level WC, obscure glazed window to the rear aspect.

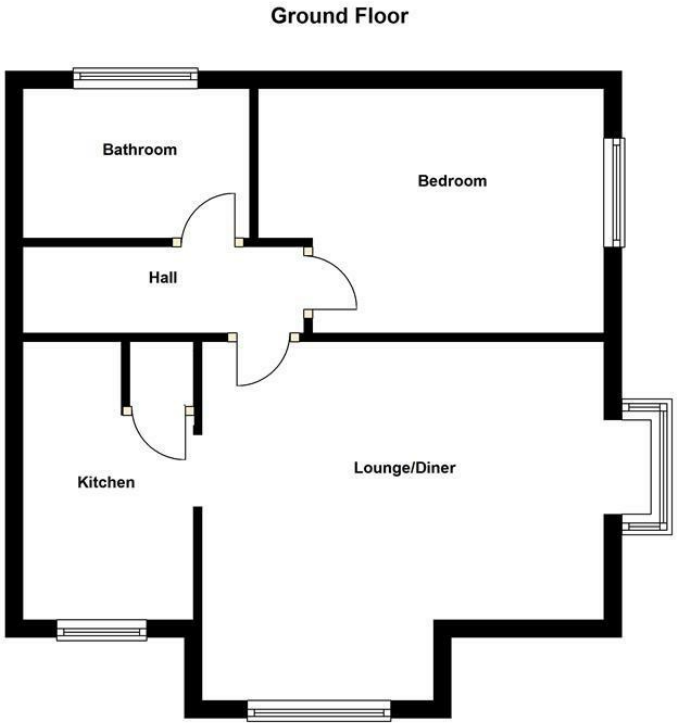
OUTSIDE
One allocated parking space in private secure gated car park, visitor spaces also available, communal gardens.

LEASEHOLD
- Length of lease - 125 years from 25 March 1988 (86 years remaining)
- Annual ground rent amount - £150.00 per annum
- Annual service charge amount - £1,140.00 per annum

VIEWINGS
By appointment through the Agents.







Guide Price £195,000
Tenure - Leasehold
Council Tax Band - B
Local Authority - Uttlesford

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.

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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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.