

Bell College Court, Saffron Walden, CB11 3FA

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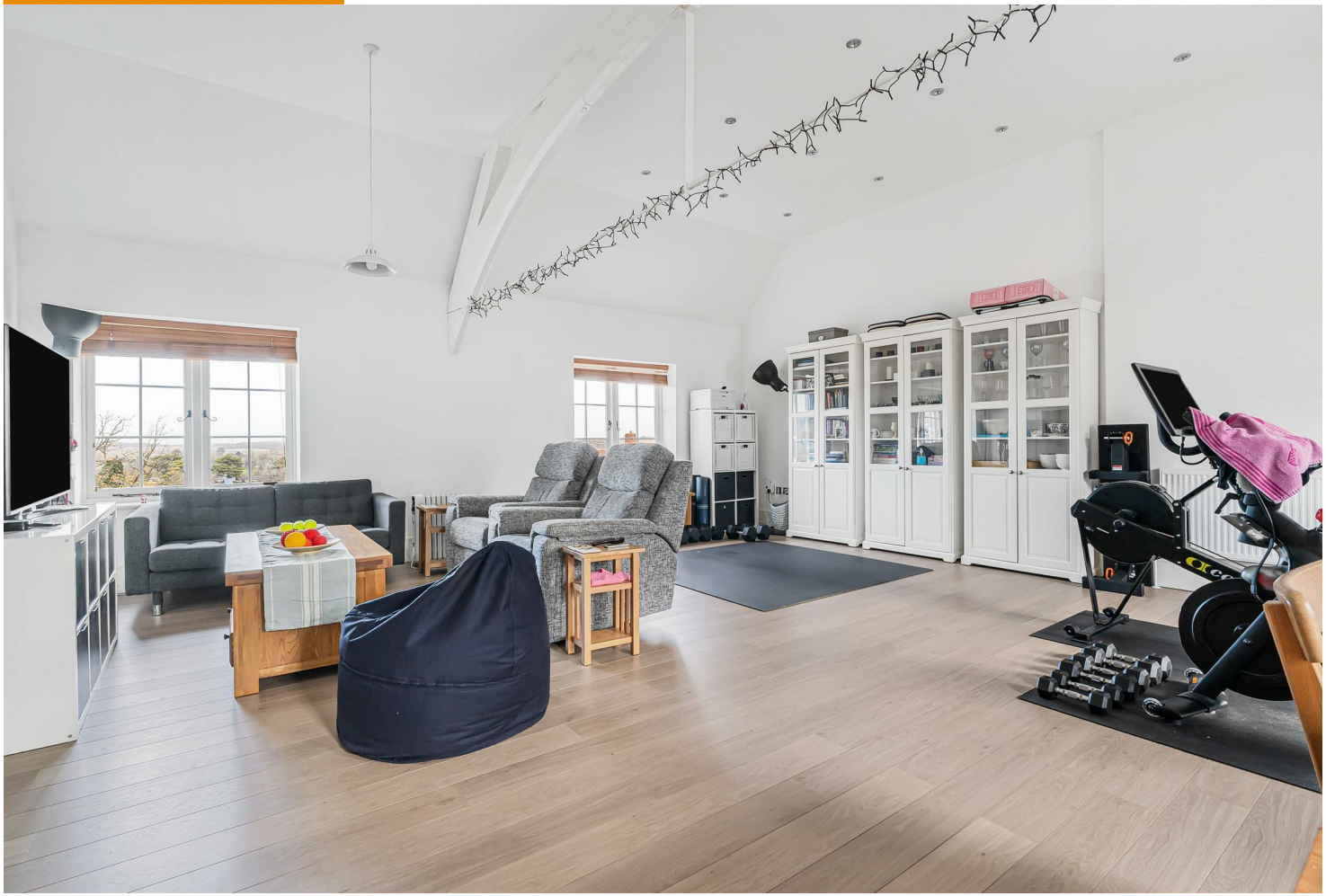
# Bell College Court

South Road, Saffron Walden, CB11 3FA

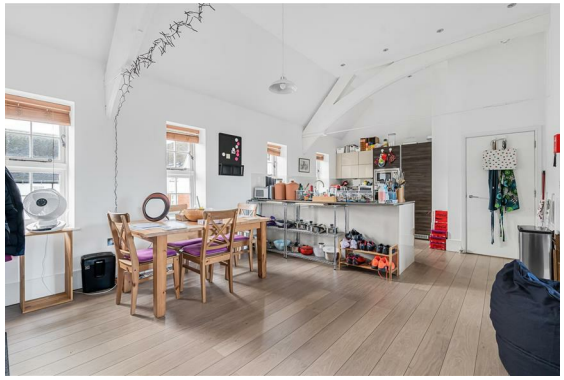
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## Guide Price £500,000

- Exclusive gated development
- No onward chain
- Open plan kitchen/diner
- Lift access
- Three bedrooms
- Popular town position



A beautifully appointed, luxurious penthouse apartment in this sought after and exclusive gated development. Featuring stunning, open plan kitchen, with vaulted ceilings and exposed timbers, the property further enjoys allocated parking provision. Offered chain free.















## 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
Security entry phone system, stair and lift access to the upper floors.

## SECOND FLOOR

## SPACIOUS HALLWAY
Cupboard housing hot water system and boiler.

## CLOAKROOM
Fitted with a two piece suite comprising pedestal wash hand basin and low level WC.

## OPEN PLAN SITTING/DINING ROOM
Two double glazed windows to one side aspect and three double glazed windows to other side aspect, elevated high ceilings with spotlights throughout, exposed beams.

## KITCHEN AREA
Fitted with a range of base and eye level units with stainless steel sink and stone worktop over, electric hob with extractor fan over, built-in oven and microwave, built-in fridge freezer, washer/dryer and dishwasher, two double glazed windows to the side aspect.

## BEDROOM 1
Two double glazed windows to the side aspect, built-in wardrobe with rail and shelves.

## EN SUITE
Three piece suite comprising deep panelled bath with shower over and shower screen, low level WC and vanity wash hand basin, double glazed window to side aspect, tiled flooring, extractor fan and heated towel rail.

## BEDROOM 2
Built-in wardrobe and two double glazed windows to the side aspect.

## EN SUITE
Fitted with a three piece suite comprising large shower cubicle with glass door, low level WC and vanity wash hand basin, heated towel rail, tiled flooring and extractor fan.

## BEDROOM 3
Double glazed window to the side aspect.

## OUTSIDE
There are two allocated parking spaces for the apartment and storage containers downstairs which are accessed via the lift. There is a coded security system at the main gate to the development and a coded security point to access the apartment.

## LEASEHOLD
Lease term: 125 years from 1st January 2012 (111 years remaining)
Ground rent: £250 p.a.
Service charge: £3,915.68 p.a.

## VIEWINGS
By appointment through the Agent's.







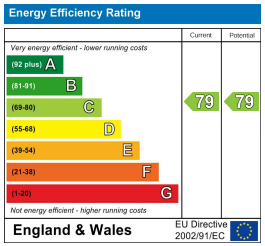










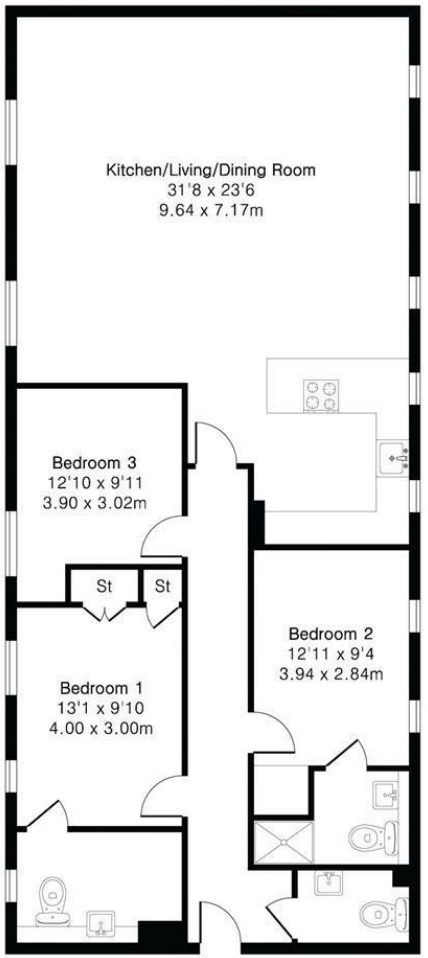

Guide Price £500,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Uttlesford

**Approximate Gross Internal Area 1306 sq ft - 121 sq m**




Second 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.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.