



Long Horse Croft, Saffron Walden, CB11 4BL

**CHEFFINS**

## Long Horse Croft

Saffron Walden,  
CB11 4BL

A well appointed two bedroom ground floor apartment positioned in a popular residential location within the town. Providing bright and well proportioned living accommodation throughout, the property enjoys communal parking and direct access to communal gardens. No onward chain.

### 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.



**Guide Price £175,000**





## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Access is via a coded security system with stairs ascending to upper floors and doors leading through to apartments.

### PRIVATE ENTRANCE HALL

Entrance door, storage cupboard with shelving, tiled floor and doors to adjoining rooms.

### BEDROOM 1

Double glazed window to the side aspect.

### BEDROOM 2

Double glazed window to the side aspect.

### BATHROOM

Comprising a suite of ceramic wash basin with vanity space cupboard above, low level WC, panelled bath with shower above, tiled wall and obscure window to the side aspect.

### LIVING ROOM

Double glazed French doors

leading directly into the communal gardens.

### KITCHEN

Fitted with a range of base and eye level units, four ring electric hob with oven below, splashback tiles, stainless steel wash basin with mixer tap above, spaces for washing machine/tumble dryer and fridge freezer, double glazed window to the side aspect.

### OUTSIDE

Communal unrestricted parking with wrap around communal gardens which are predominantly laid to lawn.

### LEASEHOLD

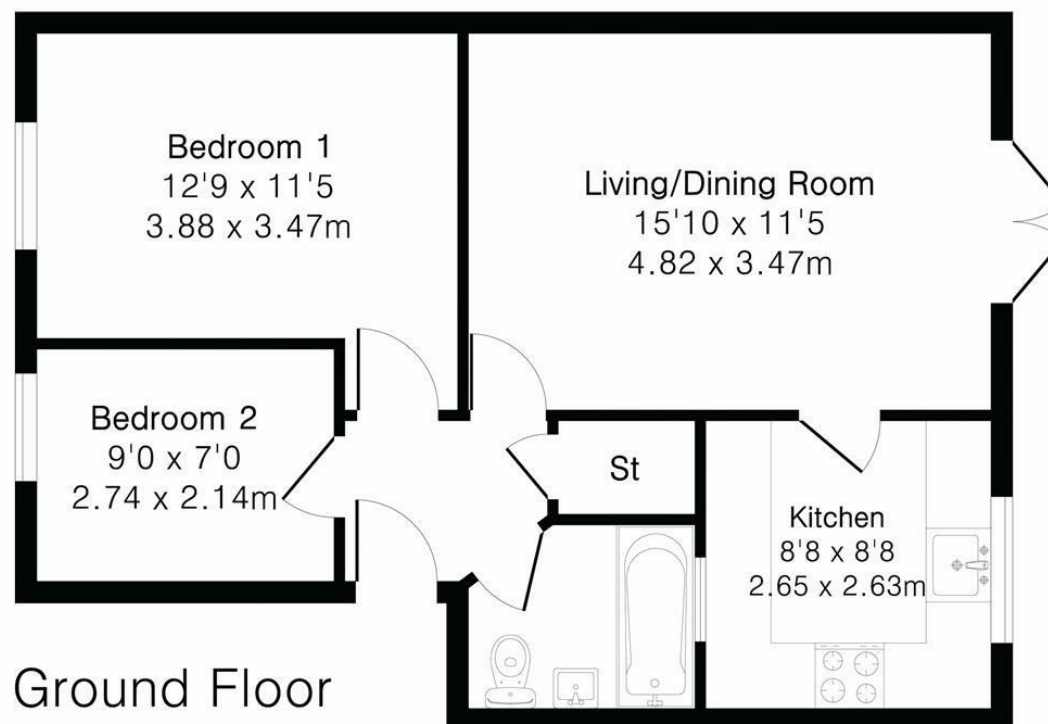
Lease Term: 189 Years from 25 June 1979 (142 years remaining)  
Ground Rent: 100 p.a.  
Service Charge: £1,746.80 p.a.

### VIEWINGS

By appointment through the Agents.

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | <b>80</b>                                                                         |
| (55-68) <b>D</b>                            | <b>66</b>                  |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

**Approximate Gross Internal Area 539 sq ft - 50 sq m**



Guide Price £175,000  
Tenure - Leasehold  
Council Tax Band - B  
Local Authority - Uttlesford



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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](http://cheffins.co.uk)

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.



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