



Thaxted Road, Saffron Walden, CB11 3BY

CHEFFINS

Thaxted Road

Saffron Walden,
CB11 3BY

- Minimum of a 6 month Tenancy
- Managed by Cheffins
- Two double bedrooms
- Two en suites
- Open plan kitchen/dining/living room
- Secure underground parking
- Roof Terrace
- Available Late April

****FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. A two double bedroom stylish apartment forming part of this contemporary building. The apartment enjoys spacious, open plan accommodation together with secure underground parking a communal roof terrace with views over the town. Comprising entrance hall, kitchen/dining/sitting room, two double bedrooms, two en suites, secure underground parking and communal roof terrace. Available late April



£1,550 PCM





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 door with staircase and lift to the uppers floors and lower ground floor.

LOWER GROUND FLOOR

Secure underground parking. Apartment 2 has two allocated spaces plus a storage cage. The underground car park is accessed via a remote controlled electric roller shutter door.

FIRST FLOOR

Communal hallway with door to the apartment.

ENTRANCE HALL

Spacious entrance hall with oak flooring and built in airing cupboard also housing the automatic washing machine, entry phone and water softener.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

A well lit room with a number of full height windows to two aspects. The kitchen area comprises a range of base and eye level units with matching central island and stone composite work surface over, also

incorporating a breakfast bar area on the central island, induction hob with oven below, twin bowl sink unit, integrated microwave, dishwasher and fridge freezer, tiled flooring to the kitchen area and oak flooring to the living space.

CLOAKROOM

WC with hidden cistern, wall hung wash basin, heated towel rail and oak flooring.

BEDROOM 1

Full height window, built in wardrobes and oak flooring. Door to:

EN SUITE

Shower enclosure, WC with hidden cistern, wall hung wash basin, heated towel rail, part tiled walls and tiled floor.

BEDROOM 2

Three full height windows provide a good degree of natural light, built in wardrobes and dressing area, oak flooring. Door to:

EN SUITE

Comprising panelled bath with independent shower over, WC with hidden cistern, wall hung basin, part tiled floor and heated towel rail.

THIRD FLOOR

Accessed via the lift or staircase is a stunning roof terrace for use of the residents enjoying panoramic elevated views over the town and beyond.

VIEWINGS

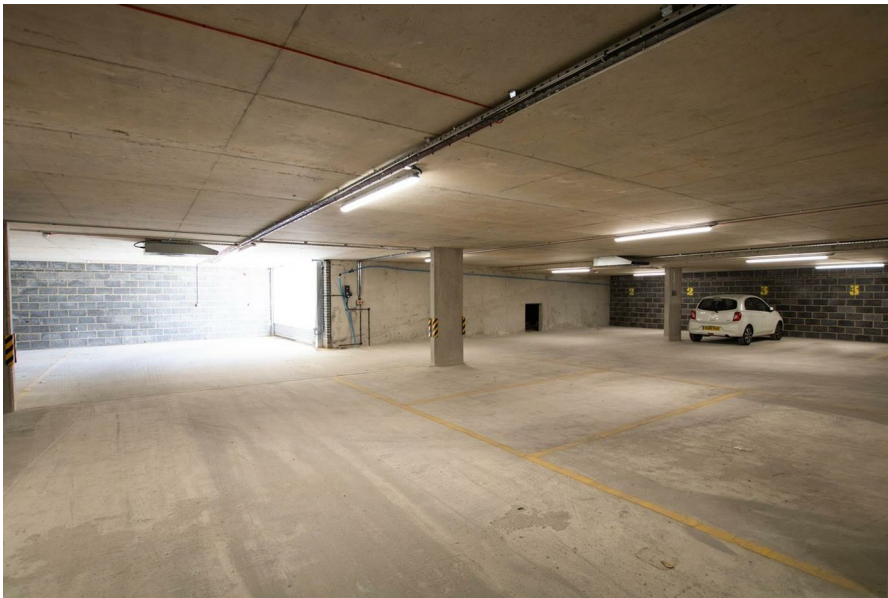
Strictly by appointment through the Agent.

MATERIAL INFORMATION

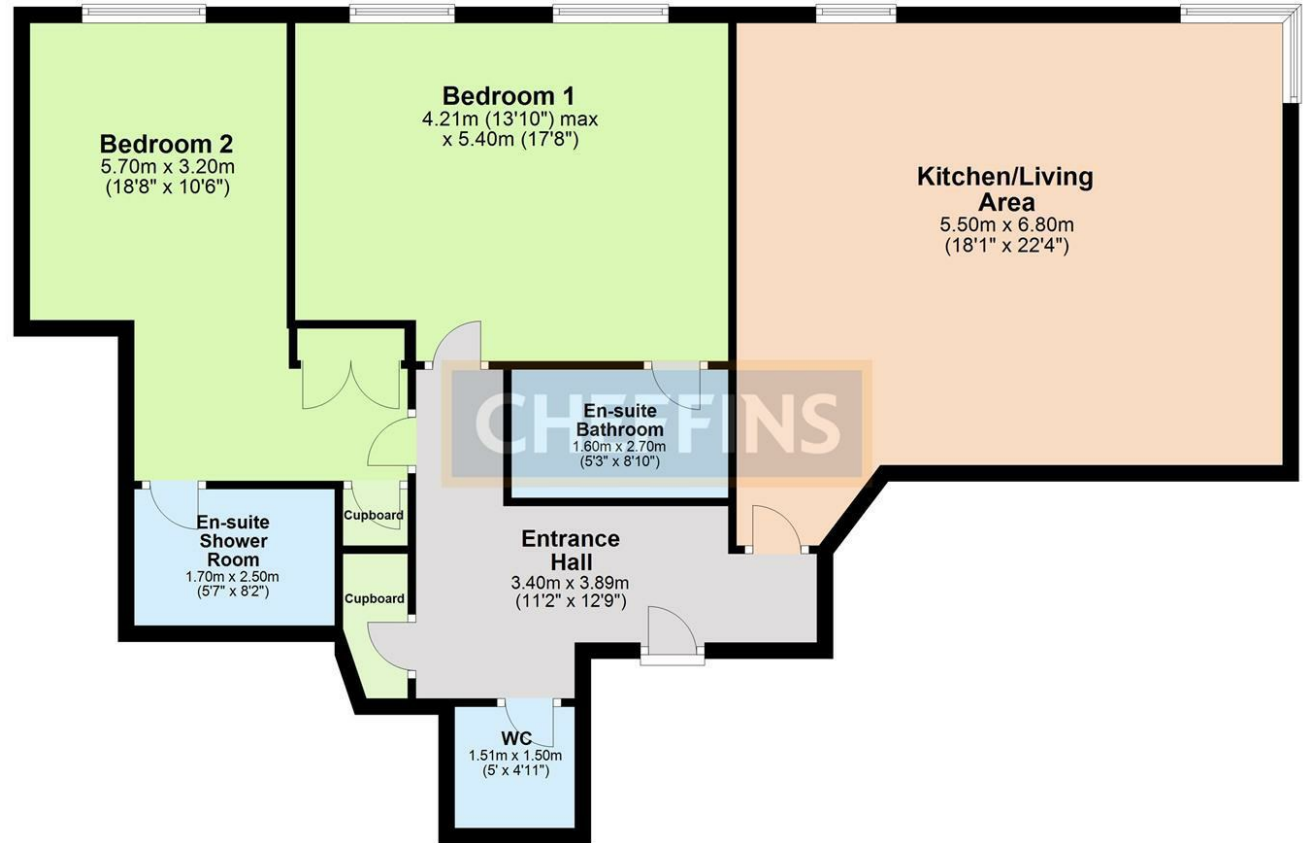
Holding Deposit : £357.00

For more information on this property please refer to the material information brochure on our website





Ground Floor
Approx. 106.5 sq. metres (1145.9 sq. feet)



Total area: approx. 106.5 sq. metres (1145.9 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(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	

£1,550 PCM

Council Tax Band - D

Local Authority - Uttlesford

Agents note:

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

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | 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.