



Fieldside Hilltop Lane, Saffron Walden

**£275,000 Leasehold**



# Key Features



125 Years remaining as of 22/2/1989

£0 Ground Rent pcm

Review due: Ask Agent

£540 Service Charge per annum

Review due: Ask Agent

- Two double bedroom ground floor maisonette
- Immaculately presented
- Modern kitchen and bathroom
- Spacious lounge
- Resident parking

A beautifully presented two-bedroom ground floor maisonette, ideal for first-time buyers, downsizers or investors. Offering two generous double bedrooms with fitted wardrobe space, a spacious and bright lounge, a modern contemporary bathroom



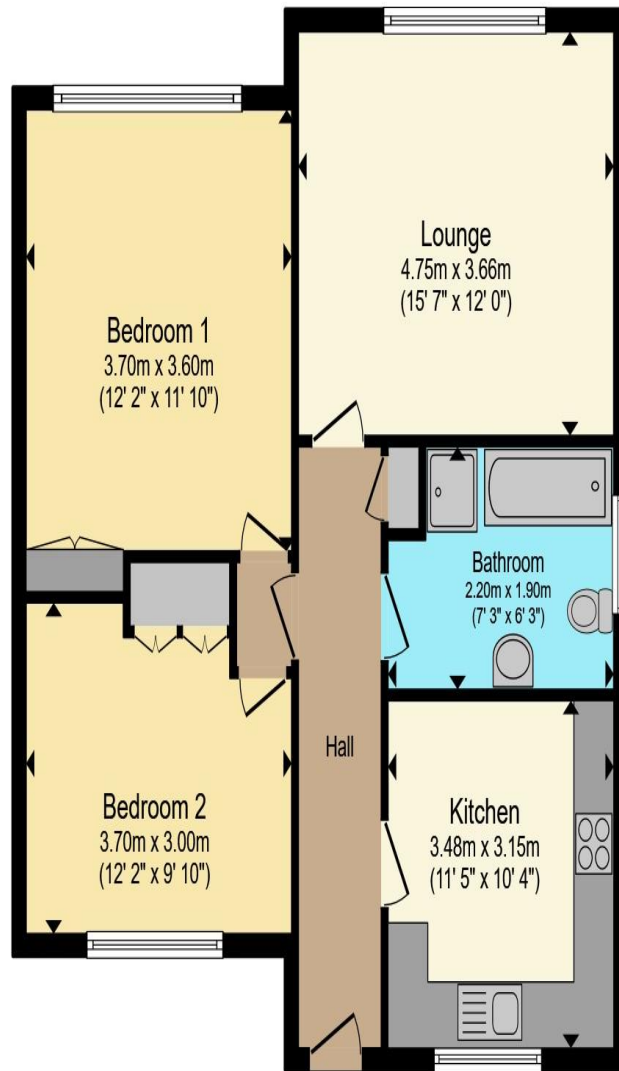
and a large kitchen/diner perfect for entertaining. Further benefits include resident parking, a well-maintained communal garden and a quiet cul-de-sac location close to all local amenities and transport links.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Maisonette

Hallway  
Storage cupboard.





**Ground Floor**

Total floor area 74.4 sq.m. (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Lounge  
4.75m x 3.66m  
15'7" x 12'0"

Kitchen/Diner  
3.48m x 3.15m  
11'5" x 10'4"

Bedroom One  
3.70m x 3.60m  
12'2" x 11'10"  
Built in wardrobes.

Bedroom Two  
3.70m max x 3.60m max  
12'2" max x 9'10" max  
Built in wardrobes.

Bathroom

Outside  
Communal resident parking and communal garden.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

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