



High Street, Saffron Walden, CB10 1EE

CHEFFINS

High Street

Saffron Walden,
CB10 1EE

Stunning two bedroom ground floor apartment, located in a recently converted development positioned in a desirable location in the heart of Saffron Walden with all local amenities on your doorstep. Finished to a high specification, with communal courtyard and bike store.

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.

2 1 1

£1,325 PCM





GROUND FLOOR

KITCHEN/LIVING AREA

A large open space with fitted kitchen to one side of the room boasting integrated oven, hob with extractor over, fridge freezer, dishwasher and washing machine. With base and eye level unit and worktop over. Windows overlooking the side aspect and doors to adjoining rooms.

BEDROOM ONE

Positioned to the rear of the property, with window overlooking the side aspect. With freestanding wardrobe.

BEDROOM TWO

With window overlooking side aspect.

BATHROOM

A contemporary white three piece suite comprising large shower enclosure with waterfall shower head, W/C and sink as well as built in storage.

OUTSIDE

There is a shared courtyard area to the front of the apartment as well as bike store.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding deposit - £305.00

For more information on this property please refer to the Material Information brochure on our Website.



Ground Floor

Approx. 58.4 sq. metres (629.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	47
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,325 PCM
 Council Tax Band - C
 Local Authority - Uttlesford

Total area: approx. 58.4 sq. metres (629.1 sq. feet)

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

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

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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.