



Church Street, Saffron Walden, CB10 1JJ

CHEFFINS

Church Street

Saffron Walden,
CB10 1JJ

**** FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. Well presented double bedroom first floor apartment positioned in a central location within the popular market town of Saffron Walden. Available now on an unfurnished basis and benefitting from designated parking for one car.

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.



£975 PCM





GROUND FLOOR

COMMUNAL HALL

With stairs leading to the first floor.

FIRST FLOOR

Door to apartment:

LIVING/DINING ROOM

Large living/dining space boasting dual aspect windows which allow the room to be flooded with natural light.

KITCHEN

Fitted with base and eye level units, sink, electric oven, fridge, slim line dishwasher, microwave and window to side aspect.

INNER HALLWAY

Cupboard housing washing machine and shelving.

BEDROOM 1

Window to front aspect and built in wardrobes.

SHOWER ROOM

A contemporary suite including walk in shower, low level WC, wash hand basin and obscure window.

OUTSIDE

Located in an excellent central

location within easy walking distance of the market square and town facilities. There is a parking space for one car to the rear of the building through an archway.

VIEWINGS

By appointment through the Agent.

LETTING AGENT NOTES

Holding Deposit : £225.00

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



| 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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 72 | 80 |
| EU Directive 2002/91/EC | | | |

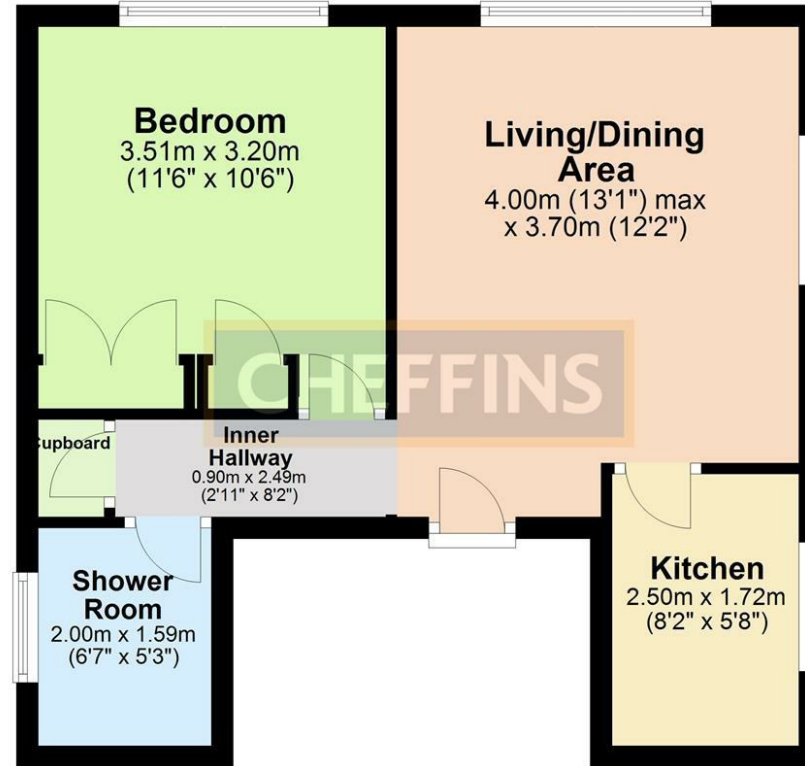
£975 PCM

Council Tax Band – B

Local Authority – Uttlesford

Ground Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



Total area: approx. 36.6 sq. metres (394.3 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.

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.

