



Station Street, Saffron Walden, CB11 3HB

**CHEFFINS**

## Station Street

Saffron Walden,  
CB11 3HB

A spacious and contemporary two bedroom first floor apartment located in the heart of Saffron Walden. The property boasts brand new fitted kitchen and bathroom with open plan living space and balcony. Offered on an unfurnished basis and available now.

### 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.



**£1,200 Per Month**





### **Entrance Hall**

With doors leading through to adjoining rooms and large storage cupboard with hanging rail.

### **Kitchen**

With brand new fitted kitchen which includes integrated oven, hob and extractor, freestanding fridge freezer and washing machine. The kitchen offers an array of low and eye level storage cupboards with workspace over. Window overlooking the side aspect.

### **Living/Dining Room**

A spacious room with window overlooking the front aspect as well as access to :

### **Balcony**

A terrific space ideal for al fresco dining and overlooking the front aspect.

### **Bedroom One**

A large double with newly laid carpet. With window overlooking the front aspect.

### **Bedroom Two**

A good sized single with newly laid carpet. With window overlooking the side aspect.

### **Bathroom**

A brand new three piece suite comprising bath with shower over, W/C and sink with vanity unit below as well as mirror above.

### **Outside**

The property benefits from designated undercroft parking for one car and communal grounds.

### **Letting Agent Notes**

Holding Deposit : £276.00

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		73	76
(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	

£1,200 Per Month  
 Council Tax Band - C  
 Local Authority - Uttlesford District Council

## Ground Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



Total area: approx. 53.1 sq. metres (571.3 sq. feet)

### 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.