



Long Horse Croft, Saffron Walden, CB11 4BL

**CHEFFINS**



## Long Horse Croft

Saffron Walden,  
CB11 4BL

Double bedroom ground floor apartment positioned in a convenient location walking distance of the Town Centre and benefiting from having been recently updated. Boasting communal grounds and parking. Offered on an unfurnished basis and available late-February

### 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.



**£925 PCM**





## **GROUND FLOOR**

### **COMMUNAL ENTRANCE HALL**

With stairs ascending to upper floors and doors leading through to apartment.

### **ENTRANCE HALL**

With doors leading through to adjoining rooms.

### **LIVING / DINING AREA**

A spacious living area with large window allowing in plenty of natural light.

### **KITCHEN**

With plenty of cupboard and work surface space as well as freestanding cooker, fridge freezer, washing machine and tumble dryer. There is another large window and two storage cupboards with shelving and one which houses the water tank.

### **BATHROOM**

Three piece suite comprising bath with shower over, low level W/C and wash hand basin.

### **BEDROOM**

Nice sized double bedroom with large window allowing in plenty of natural light.

## **OUTSIDE**

Externally the property boasts communal gardens and parking.

## **VIEWINGS**

Strictly by appointment through the Agent.

## **LETTING AGENT NOTES**

Holding Deposit : £213.00

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		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive	
	2002/91/EC	

£925 PCM  
Council Tax Band – B  
Local Authority – Uttlesford

## Ground Floor

Approx. 39.2 sq. metres (421.4 sq. feet)



Total area: approx. 39.2 sq. metres (421.4 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.

