

Horn Book, Saffron Walden, CB11 3JW

CHEFFINS

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Saffron Walden,
CB11 3JW

2 2 1

£1,275 PCM



A well presented two bedroom, top floor apartment situated in a convenient town location with water included in the rent. Accommodation comprises entrance hall, living room, kitchen, bedroom with en-suite, second bedroom and bathroom. Communal parking and garden. The property comes unfurnished 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. There are regular bus services from the town serving Cambridge, Stansted Airport, Bishops Stortford and Audley End Station and 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.








COMMUNAL ENTRANCE
Staircase rising to the second floor.

ENTRANCE DOOR
Opening to:

HALLWAY
Doors to adjoining rooms.

LIVING ROOM
Good sized living area and large double glazed window to the rear aspect. Door to:

KITCHEN
Fitted with a range of base and eye level units, stainless steel sink with mixer tap and drainer, built-in oven with electric hob and extractor hood over, tiled splashbacks, plumbing for washing machine and space for fridge freezer. Double glazed window to the rear aspect.

BEDROOM 1
Carpeted throughout, large built-in wardrobe with mirrored sliding doors, shelving and hanging rail. Double glazed window to the front aspect and door to:

EN SUITE
Three piece suite comprising shower enclosure with electric shower, pedestal wash basin and low level WC, fully tiled throughout, electric heater and extractor fan, wall-mounted mirror and shaver point.

BEDROOM 2
Carpeted throughout and double glazed window to the front aspect.

BATHROOM
Three piece suite comprising deep paneled bath, pedestal wash basin and low level WC, tiled splashback, wall-mounted mirror, shaver point, electric heater and extractor fan. Airing cupboard with hot water tank and shelving.

OUTSIDE
The property has off-street parking on a first come first serve basis as well as use of the communal garden and secure bike store.

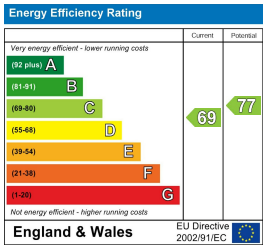
VIEWINGS
By appointment through the Agents.

LETTING AGENT NOTES
Holding Deposit - £294.00

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







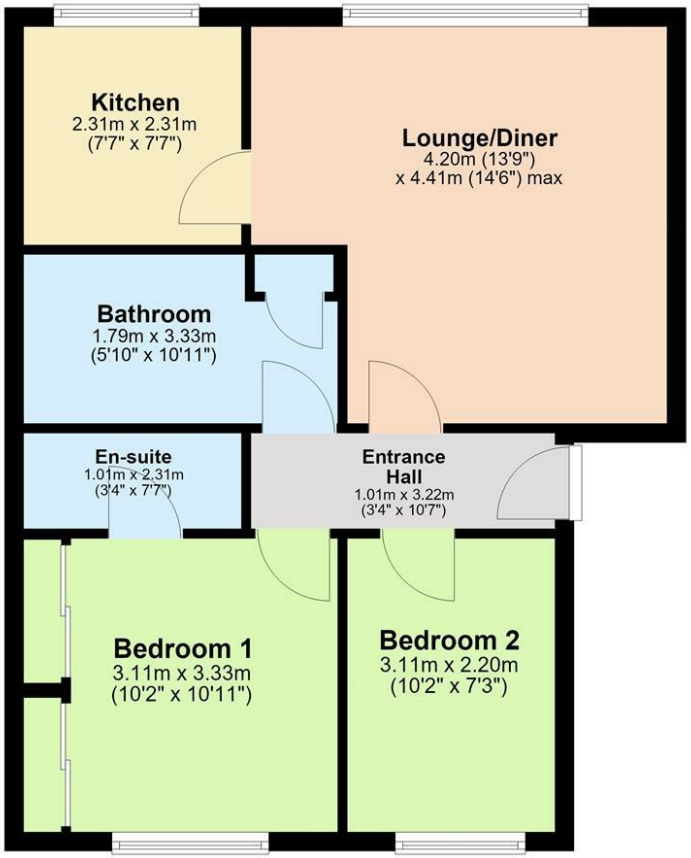
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Council Tax Band - C

Local Authority - Uttlesford District Council

Ground Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



Total area: approx. 53.0 sq. metres (570.2 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.