



Harvey Way, Saffron Walden **£260,000** **Leasehold**

Key Features

 2  1  C  B



999 Years remaining as of 25 Mar 1961

£10.00 Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Two bedroom ground floor maisonette
- Chain Free
- Very well presented throughout
- Two reception rooms
- Large kitchen

An excellent opportunity to purchase this beautifully presented two-bedroom ground floor maisonette, offering spacious and bright accommodation throughout. Having been previously extended, the property benefits from a generous living



room and a well-proportioned kitchen with dining area, enjoying pleasant views over the rear garden. There are two good-sized bedrooms and a modern family shower room.

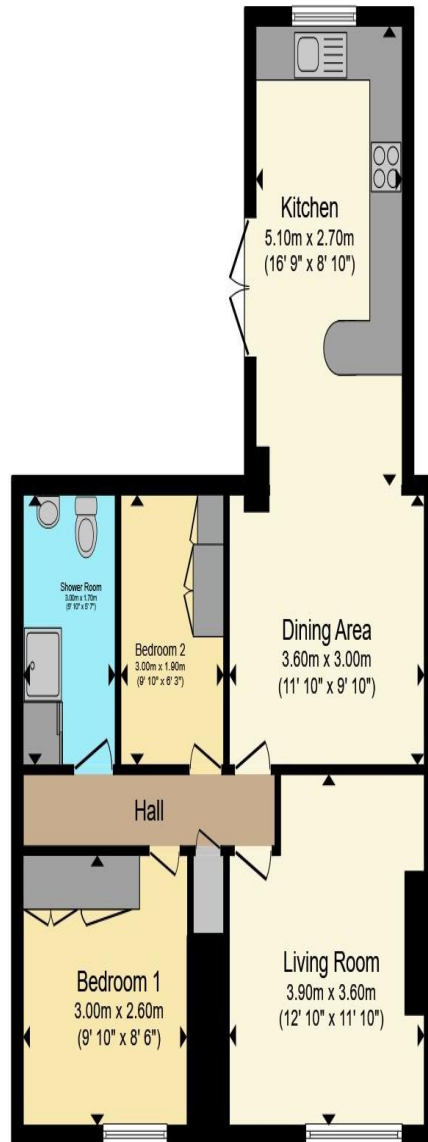
A particular highlight of this home is the exceptional rear garden, which truly sets it apart from similar properties. Substantially larger than average, it features attractive patio areas ideal for relaxing or entertaining, alongside a variety of mature plants and shrubs creating a private and established outdoor space. The property also benefits from convenient side access to the front.

Further advantages include an impressive remaining lease term of approximately 934 years and a highly convenient location close to the town centre and local amenities.

This wonderful home would make an ideal purchase for first-time buyers, downsizers, or anyone seeking well-maintained accommodation with outstanding outdoor space.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at





Total floor area 65.8 sq.m. (709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway
Large storage cupboard.

Living Room
3.90m x 3.60m
12'10" x 11'10"

Dining Area
3.60m x 3.00m

To view this property call Kevin Henry on:
01799 513632

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