

PESTELL & Co

ESTABLISHED 1991



EAST STREET, SAFFRON WALDEN

2 bedroom apartment | £1500 pcm

EAST STREET, SAFFRON WALDEN

We are pleased to offer this two bedroom ground floor apartment in Saffron Walden. This property boasts an open plan living area, 2 double bedrooms and is only a short walk away from Saffron Walden town centre. This property has access to 2 allocated parking spaces and has views over The Common.



With timber and paneled front door opening into:

ENTRANCE HALL

With wood effect laminate flooring, inset ceiling downlighting, stairs rising to first floor landing, large understairs storage cupboard with lighting and wall mounted fuse box.

BEDROOM – 10'6" MAX X 10'2" MAX

With fitted carpet, window to front and rear aspect, inset ceiling downlighting, wall mounted electric radiator and power points.

FIRST FLOOR LANDING

With fitted carpet, ceiling lighting, loft hatch, smoke alarm and doors to rooms.

BEDROOM – 12'6" MAX X 8'6" MAX

With power points, fitted carpet, window to front and rear aspect, wall mounted electric radiator, power points and ceiling lighting.

EAST STREET, SAFFRON WALDEN

BATHROOM

Comprising a close coupled WC with integrated flush, ceiling lighting, tiled flooring, wall mounted wash hand basin with mixer tap, two windows to rear aspect, wall mounted chromium heated towel rail, storage cupboard, panel and glazed shower cubicle with wall mounted shower attachment, mixer tap and fully tiled surround.

LIVING / DINING ROOM – 18'11" x 18'7" MAX

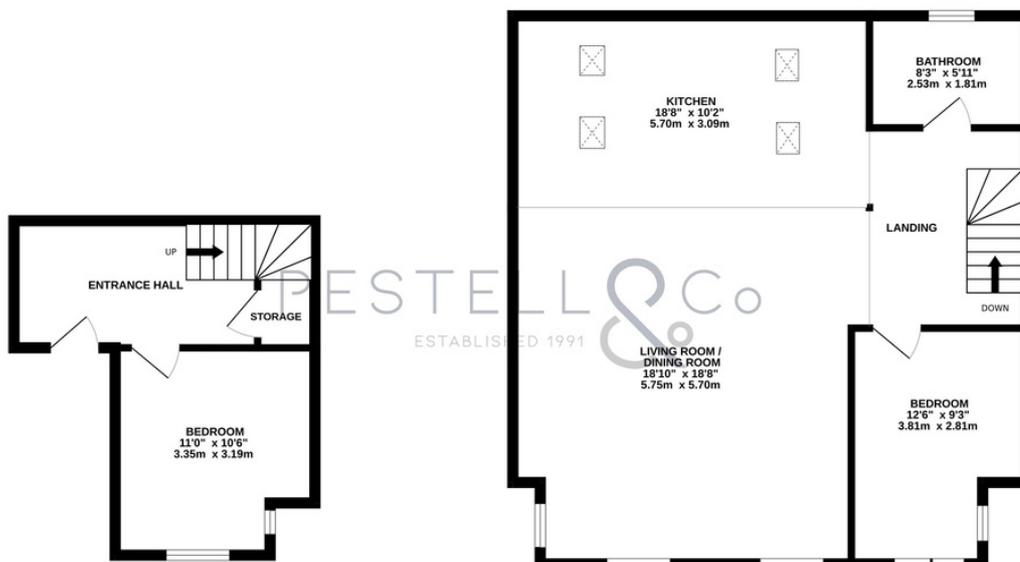
With fitted carpet, windows to front and side aspect, insert ceiling downlighting, wall mounted electric radiator, loft hatch and an array of TV and power points.

KITCHEN

Comprising an array of eye and base level cupboards and drawers, integrated dishwasher, integrated fridge-freezer, Beko 4 ring induction hob with Beko oven under, tiled splashback and extractor fan above, ceiling lighting, Velux windows, single bowl single drainer composite sink unit with mixer tap and tiled splashback, wood effect laminate flooring and wine fridge.

OUTSIDE

The property gives views over The Common in Saffron Walden and there is off street parking for two vehicles. This property is only a short walk away from Saffron Walden town centre.



GENERAL REMARKS & STIPULATIONS

FULL PROPERTY ADDRESS

The Clock Tower, 2, The Boys British School, East Street,
Saffron Walden, CB10 1LS

COUNCIL TAX BAND

Band TBC

SERVICES

Electric central heating, mains drainage and electric

VIEWING

Strictly by appointment with the selling agent
Pestell & Co.

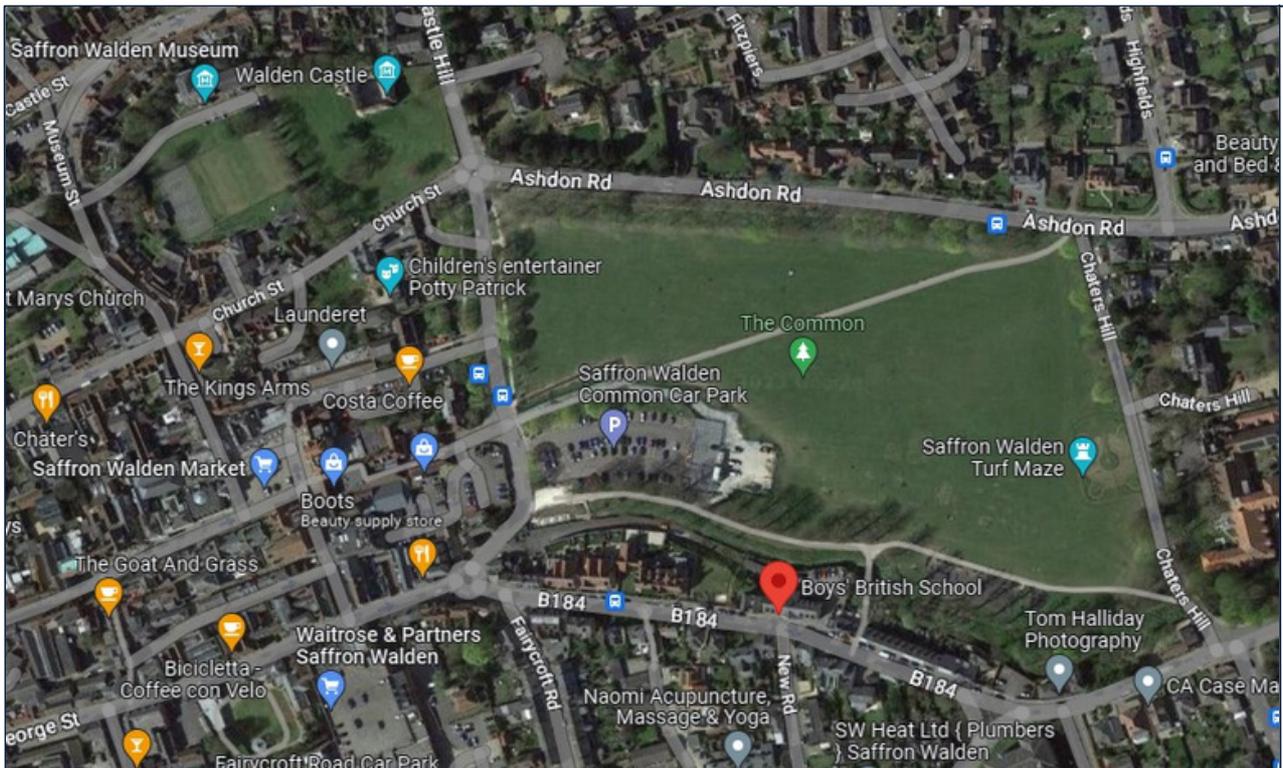
LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER - 01799 510510

EPC RATING

Current rating: TBC
Potential rating: TBC

DIRECTIONS



AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the Landlord tells us about the property.