



Clay Pit Piece, Saffron Walden **£160,000** **Leasehold**

Key Features

 2  1  D  B



99 Years remaining as of 25 Dec 2007

£110.00 Ground Rent pa

Review due: Ask Agent

£1851.48 Service Charge pa

Review due: Ask Agent

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain free
- Two bedroom flat

Excellent opportunity to purchase this good size two bedroom flat in a popular part of saffron Walden.

The entrance hall provides access to the rooms comprising of a good size, bright lounge/diner, well-equipped kitchen with

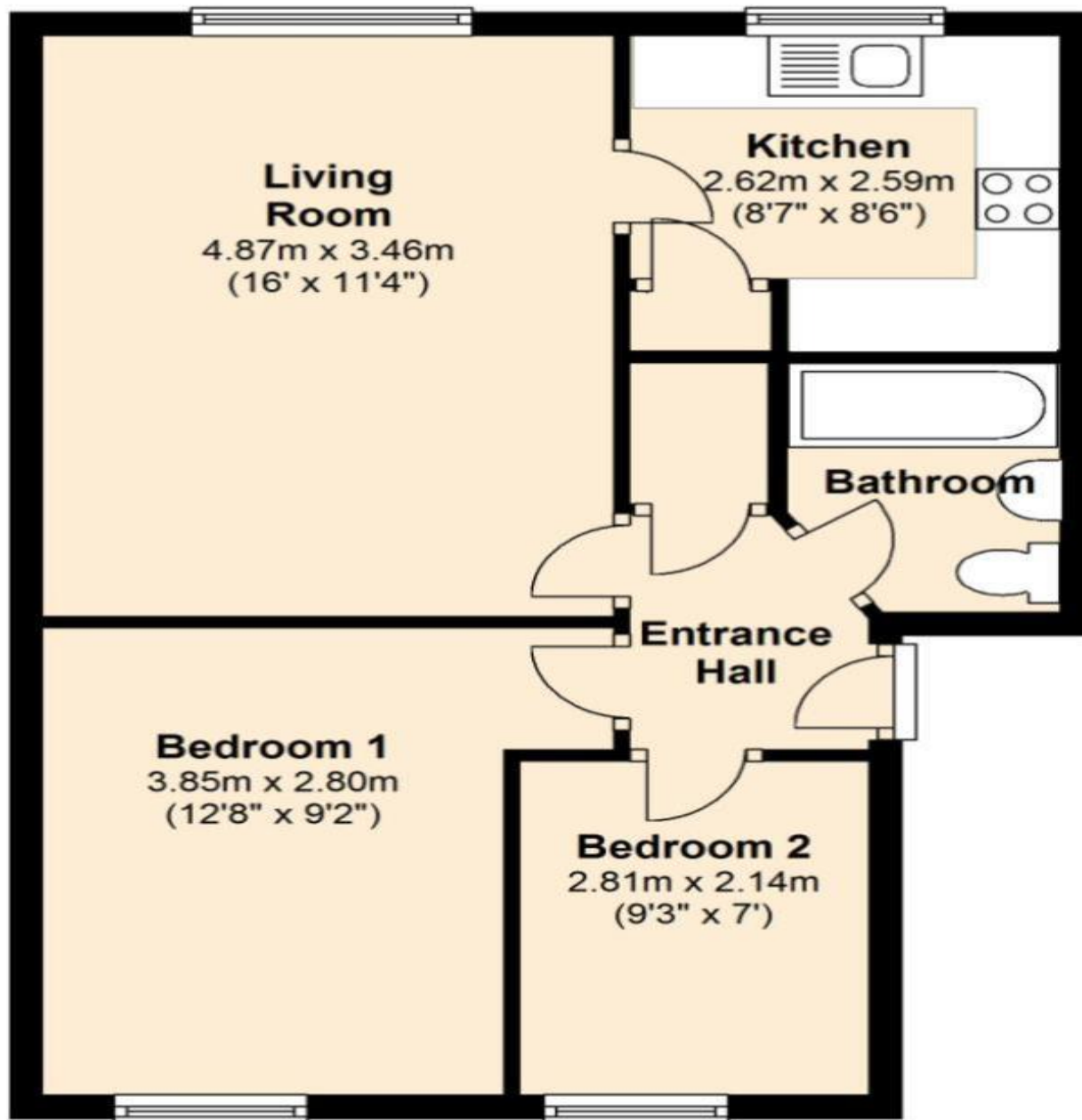


storage cupboard, two bedrooms and bathroom. To the front is ample communal parking and well kept gardens. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The 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.



Second Floor Apartment



Entrance hall:

Communal secure entrance door into communal entrance hall with stairs to second floor.

Front Door

Entrance Hall

Doors to adjoining rooms, laminate flooring, airing cupboard and access to loft hatch.

Lounge

4.88m x 3.45m

16'0" x 11'4"

Kitchen

2.62m x 2.59m

8'7" x 8'6"

Bedroom One

3.86m x 2.79m

12'8" x 9'2"

Bedroom Two

2.82m x 2.13m

9'3" x 7'0"

Bathroom

Outside:

Communal parking and communal garden.

To view this property call Kevin Henry on:
01799 513632

Total area: approx. 47.7 sq. metres (513.2 sq. feet)

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103683 - 0003

