



Horn Book, SAFFRON WALDEN  
**OIRO £195,000 Leasehold**

# Key Features



125 Years remaining as of 17 Jan 2024

£150.00 Ground Rent pa

Review due: Ask Agent

£2476.00 Service Charge pa

Review due: Ask Agent

- Two double bedroom apartment
- En-suite to main bedroom
- 124 years remaining on lease
- Spacious lounge/diner
- Good size kitchen

Two double bedroom apartment that benefits from en-suite to the main bedroom plus good size lounge/diner, well equipped kitchen and further bathroom. Location is great, walking distance to main supermarket plus all local amenities and is close to Saffron Walden



## Town Centre.

Perfect for first time buyers or investors. 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.

## Hallway

Living Room

18'1 x 11'2

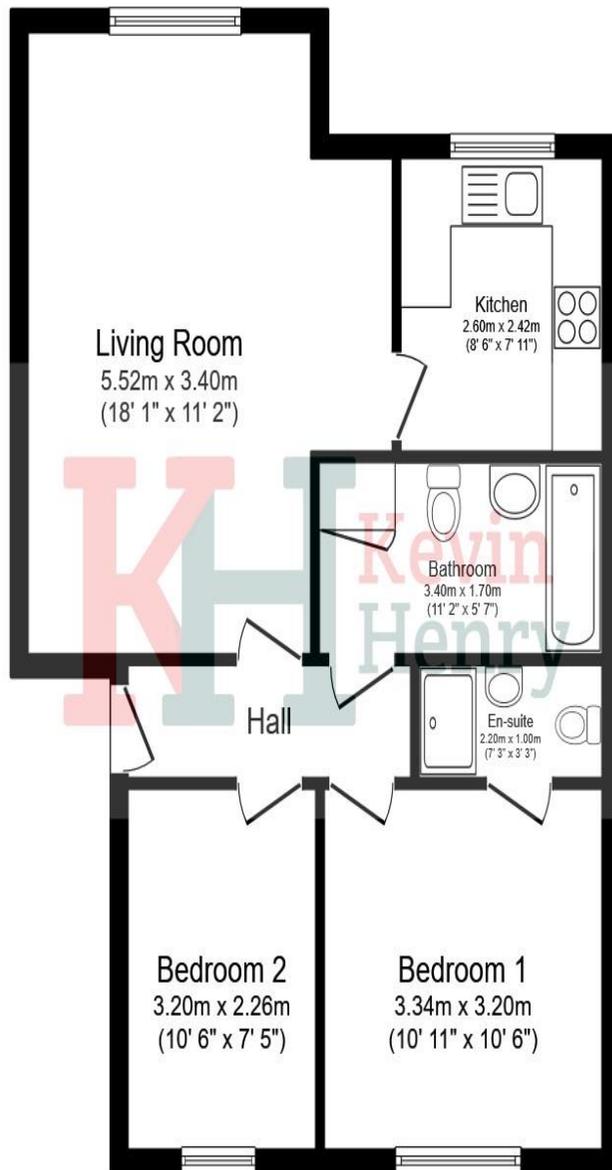
5.52m x 3.40m

## Kitchen

8'6 x 7'11

2.60m x 2.42m





Total floor area 59.2 m<sup>2</sup> (638 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.focalagent.com](http://www.focalagent.com)

Bedroom One  
10'11 x 10'6  
3.34m x 3.20m

En-Suite  
Bedroom Two  
10'6 x 7'5  
3.20m x 2.26m

Bathroom

Outside  
Communal parking.

Front  
Secure entry system.

To view this property call Kevin Henry on:  
01799 513632

# 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](mailto:sales@kevinhenry.co.uk)

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



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