



Saffron Court Station Street, Saffron Walden

**£270,000 Leasehold**



# Key Features



999 Years remaining as of 24 Jun 1996

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1946.70 Service Charge pcm

Review due: 04/2027

- Two double bedroom apartment
- Offered chain free
- Large lounge/diner
- Balcony
- Well equipped kitchen

A modern and well-presented two-bedroom apartment, ideally situated within a popular development close to the town centre. The property offers two generous double bedrooms, making it perfect for professionals, couples, or small families.



The spacious lounge/diner provides a bright and comfortable living area, with direct access to a private balcony-ideal for relaxing or entertaining. The apartment also benefits from a well-equipped kitchen, designed for both practicality and style, along with a contemporary shower room. Conveniently located within easy reach of local amenities, transport links, and the town centre, this property combines modern living with excellent accessibility. 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.





## Second Floor

Total floor area 59.6 sq.m. (642 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.ie](http://www.propertybox.ie)



Hallway  
Living Room  
4.20m max x 3.50m max  
13'9" max x 11'6" max

Kitchen  
3.60m x 2.40m  
11'10" x 7'10"

Bedroom One  
2.70m x 2.30m  
8'10" x 7'7"

Bedroom Two  
4.30m x 2.75m  
14'1" x 9'0"

Bathroom  
Outside  
Allocated parking.

Front  
Secure entry system leading to communal hallway with lifts and stairs to the upper floors.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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