



Burgess Croft, Saffron Walden **£380,000** **Leasehold**

KH Kevin
Henry

Key Features

 2  2  B  D



250 Years remaining as of 01 Jan 2013

£Ask Agent Ground Rent pa

Review due: Ask Agent

£3500.00 Service Charge pa

Review due: Ask Agent

- Immaculately presented with total floor area of 98 sq metres (1055 sq foot)
- Two double bedrooms
- Stunning open plan lounge/kitchen/diner
- En-Suite to main bedroom plus main bathroom
- Offered chain free

Situated within a highly sought-after development designed exclusively for the over 55's, this beautifully presented apartment offers a perfect blend of comfort, style, and convenience.

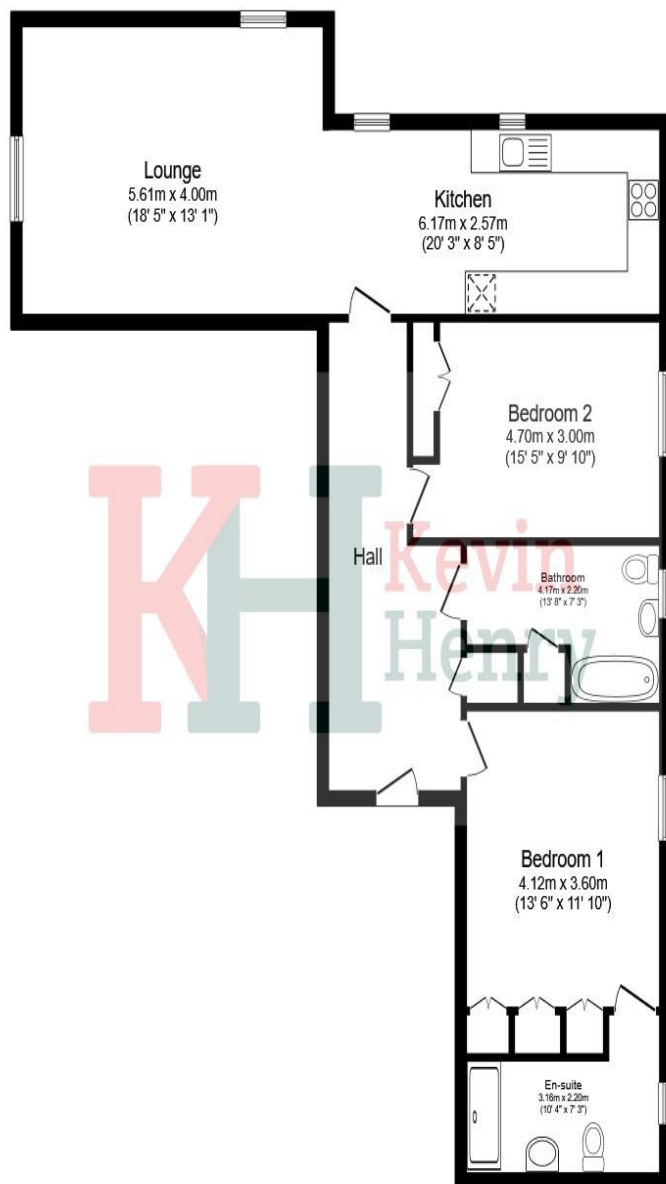
Entrance to the development is via a secure



video entrance system and the impressive communal hallway provides stairs and lifts to all floors. The apartments spacious, welcoming hallway leads to a light-filled open-plan lounge, kitchen, and dining area, thoughtfully designed for modern living.

The property boasts two generous double bedrooms, including a master suite with private en-suite bathroom, alongside a further contemporary family bathroom. Further benefits include a gas central heating system and Sky TV connection whilst residents benefit from immaculately maintained communal areas, secure bike storage shed, lifts to all floors, allocated parking, and peaceful landscaped gardens. Ideally located, the apartment is also just a short distance from the town centre, offering easy access to local amenities. 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.

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

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 01799 513632

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

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



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