



Shrublands, Saffron Walden  
**OIRO £200,000 Leasehold**

**KH**  
Kevin  
Henry

# Key Features



999 Years remaining as of 01 Jan 1980

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Spacious one bedroom maisonette
- Offered chain free
- Spacious lounge/diner
- Well-equipped kitchen
- Hallway with excellent storage space

This is an ideal purchase for a first-time buyer or investor. Very well presented throughout this well-maintained ground floor maisonette offers generous living space and modern comforts. The property features a spacious lounge/diner, a well-equipped



modern kitchen, a double bedroom, and bathroom.

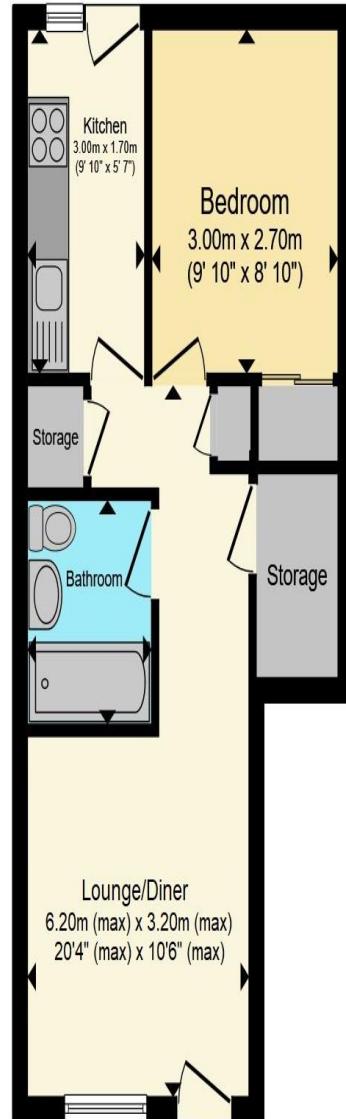
Benefitting from its own private fully enclosed garden plus excellent storage space the property is also conveniently within walking distance of Saffron Walden Town Centre.

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

Lounge/Diner

6.20m max x 3.20m max  
20'4" max x 10'6" max





Total floor area 0.0 sq.m. (0 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.io](http://www.propertybox.io)



Inner Hallway  
Two storage cupboards

Kitchen  
3.00m x 1.70m  
9'10" x 5'7"

Bedroom  
3.00m x 2.70m  
9'10" x 8'10"  
Plus built in wardrobes

Bathroom

Garden  
Private fully enclosed south facing rear garden with patio and lawn areas.

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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