





## Key Features





















Years remaining as of Ask

250.00 Ground Rent pa Review due: Ask Agent £1140.00 Service Charge pa

Review due: Ask Agent

- Chain free
- One bedroom flat
- Good size lounge/diner
- Well-equipped kitchen
- Bathroom

Calling all investors, first time buyers and downsizers. Excellent opportunity to purchase this decent sized one bedroom flat in a popular part of saffron Walden. The entrance hall provides access to the rooms comprising of a good size, bright





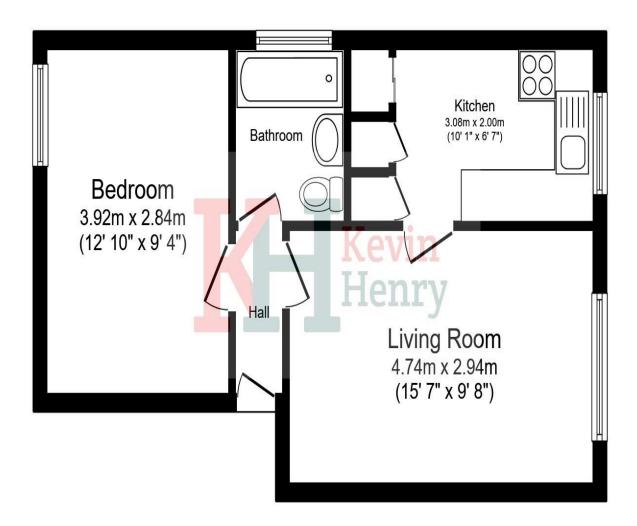


lounge/diner, well-equipped kitchen, double bedroom and bathroom. The kitchen benefits from two storage cupboards of which one houses the hot water cylinder. To the front is ample communal parking and well kept gardens. Saffron Walden is a fine old market town with a good range of shopping, schooling 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.

Front Communal Entrance Hallway Lounge/Diner 4.74m x 2.94







15'7" x 9'8"

Kitchen 3.08m x 2.00m 10'1" x 6'7"

Bedroom One 3.92m x 2.84m 12'10" x 9'4"

Bathroom
Ample communal parking
Communal garden space

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
- www.Kevinhenry.co.uk









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