



Thaxted Road, Saffron Walden, CB11 3BY

CHEFFINS

Thaxted Road

Saffron Walden,
CB11 3BY

**** FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. Chalk Place is an exclusive development of luxury two bedroom apartments, modern in design and offering everything you could want from contemporary living. The accommodation offers hallway, kitchen/living room, two bedrooms, en suite and bathroom. Further benefits are secure underground parking and large communal roof terrace. Offered unfurnished and available now.

LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

2 2 1

£1,400 PCM





CONTEMPORARY LIVING

Light, airy and thoughtfully laid out, Chalk Place includes 10 spacious apartments, decorated and fitted to a high specification. The chic interiors include underfloor heating throughout, engineered oak flooring in living and bedroom areas and ceramic tiles in kitchens and bathrooms. The décor is clean and simple, with large, built-in wardrobes and appliances, neutral shades and attractive fixtures and fittings, such as the stylish brushed chrome door and wall furniture.

STUNNING OUTSIDE SPACE

The large communal roof garden sets Chalk Place apart from other properties. Accessible via a private lift, it is the perfect place to relax and unwind after a long day. Here, you can take in exceptional views across Saffron Walden, from the spire of the town's famous church to the open fields beyond. In keeping with the property's premium design, the roof garden benefits from smart decking and a secure steel and glass balustrade. Residents also have access to a private, secure underground car park in the basement of the property, with two parking spaces and lockable storage for each apartment.

CONVENIENT LOCATION

The property is just a short walk from Saffron Walden's charming town centre, which offers an abundance of independent shops, artisan food stalls and a popular, twice-weekly market. For those looking to make the most of the scenic surrounding countryside, open fields are just a short walk away. Chalk Place is just a few minutes' drive to Audley End train station, which offers direct trains to London, Cambridge, Stansted Airport and Birmingham.

COMMUNAL ENTRANCE HALL

Access via a pair of glazed doors and a video intercom system. Staircase and lift rising to the upper floor.

FIRST FLOOR

COMMUNAL HALLWAY

Door to:

APARTMENT ENTRANCE HALL

Doors to adjoining rooms and built-in cupboard housing the pressurised hot water cylinder.

KITCHEN/RECEPTION ROOM

A large full height window provides a good degree of natural light. The kitchen comprises a range of base and eye level units with stone worktop over, sink unit, integrated washing machine, dishwasher, fridge freezer, oven, induction hob and eye level microwave.

BEDROOM 1

Full height window to the front aspect, built-in wardrobe and door to:

EN SUITE

Comprising shower enclosure, vanity wash basin, WC and heated towel rail.

BEDROOM 2

Full height window to the front aspect and fitted wardrobe.

BATHROOM

Comprising panelled bath with shower over, vanity wash basin and WC.

PARKING

The apartment benefits from two allocated parking spaces in the secure underground car park, together with a storage cage which can be accessed from the stairwell.

ROOF TERRACE

The roof terrace can be accessed via the stairwell or lift and provides a stunning, large communal outdoor living space with panoramic views over the town rooftops.

VIEWINGS

Strictly by appointment with the Agents.

LETTING AGENT NOTES

Holding deposit - £323.00

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

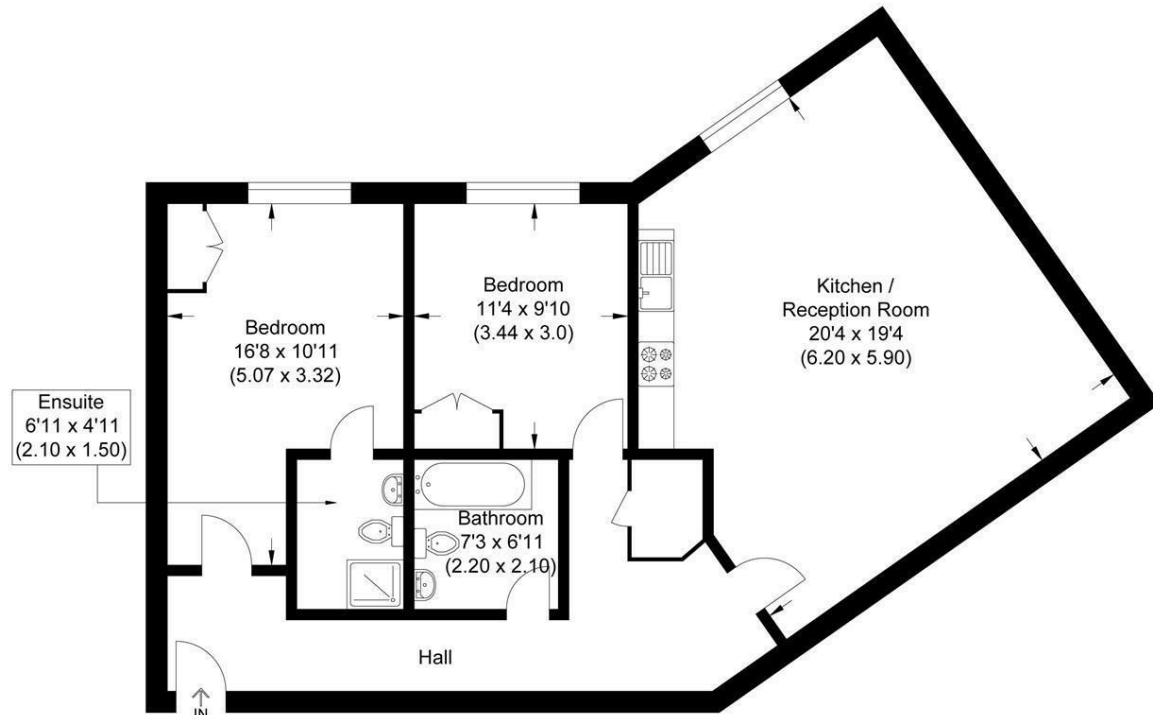
£1,400 PCM
Council Tax Band - D
Local Authority - Uttlesford District Council

Agents note:
[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Approximate Gross Internal Area
83.78 sq m / 901.80 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

