



Kings Mill Newmarket Road, Great Chesterford Saffron Walden **£145,000** **Leasehold**

KH Kevin
Henry

Key Features

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125 Years remaining as of 25 Mar 1988

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1309.44 Service Charge pcm

Review due: 03/2027

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Vacant Possession
- Ground Floor

Great Chesterford is arguably one of the most picturesque and popular villages in the area. It has its own pubs / restaurants, shop, medical centre, hotel, highly regarded primary school, railway station with trains to Cambridge and Liverpool Street and a



recreation ground with an outstanding village hall. The fine old market town of Saffron Walden is 4 miles to the south, with the university city of Cambridge to the north and the M11 access point is within one mile.

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.

Hallway

Lounge/Diner 14'1 x 9'6

Windows to two aspects, door leading to the communal gardens, storage cupboard, tv point, radiator.

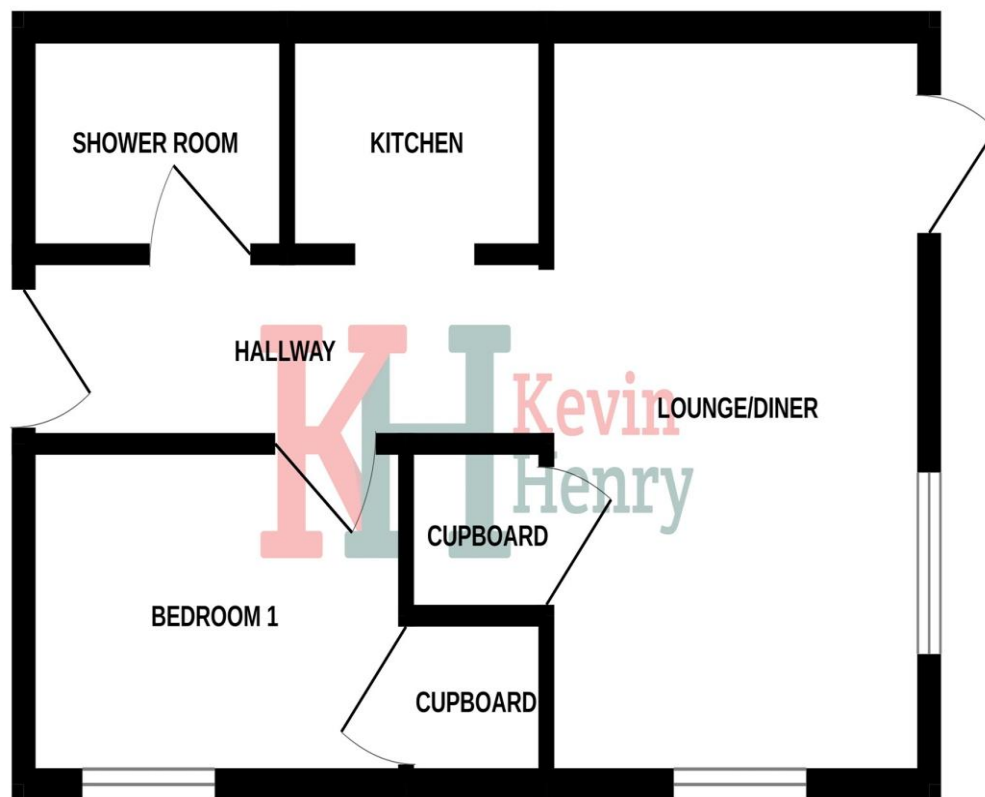
Kitchen 6'7 x 4'0

Wall and base units with worktop over, inset sink and drainer, electric cooker with extractor over, plumbing for washing machine, space for fridge/freezer.

Bedroom 9'8 x 6'3



GROUND FLOOR



Window to front aspect, built in wardrobe, radiator.

Shower Room

Comprises shower cubicle, low level wc, wash hand basin.

Outside

There is a residents carpark that offers ample off road parking and communal gardens.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement

To view this property call Kevin Henry on:
01799 513632

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Contact us to arrange a FREE home valuation.

 01799 513632

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 SCAN ME



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103995 - 0001

