



East Acre Chaters Hill, Saffron Walden

Price: Leasehold £375,000

- Fantastic Location
- Duplex Apartment
- Overlooking The Common
- Great gardens
- No Chain
- Two parking spaces

EPC Rating: E



WHAT COULD BE BETTER! A fantastic duplex apartment in the Eastacre development overlooking Saffron Walden's historic Common with glimpses of the town and St Mary's spire. This 2 bedroom duplex apartment comprises sitting room, kitchen/breakfast room, downstairs shower room and bedroom, on the first floor there is a further master bedroom and a large bathroom.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities and is just two miles from Audley End mainline station (fast trains to Liverpool Street) and four miles from the M11 access point at Stump Cross

Main front door to:

Formal Entrance:

Stairs to first floor, door to apartment.

Reception Hall:

Sitting Room:

16'6" x 11'8" (5.03m x 3.56m)

Windows to 2 aspects, fireplace (not in use).

Kitchen / Breakfast Room:

13'2" x 9'4" (4.01m x 2.84m)

Well-fitted with an excellent range of base and wall units incorporating built-in appliances, sink and drainer.

Shower Room:

Suite comprising low-level W.C. washbasin, shower cubicle.

Bedroom 2:

12'3" x 8' (3.73m x 2.44m)

Window to rear.

On the first floor:

Landing:

Study area.

Bedroom 1:

15'3" x 14' (4.65m x 4.27m)

Built-in cupboard.

Bathroom:

12'8" x 11' (3.86m x 3.35m)

With panelled bath, low-level W.C. and washbasin, built-in cupboard.

Outside:

Eastacre has some wonderful gardens which are maintained on a regular basis. This property has the benefit of 2 car parking spaces. Eastacre is self-managed and the management costs for this apartment are £300 per annum.

Local Authority:

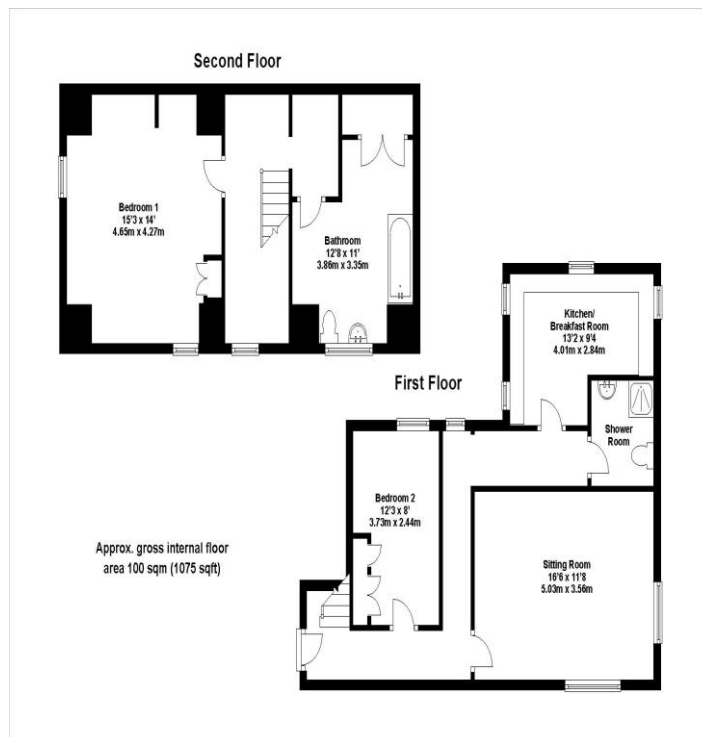
For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax:

Band D.



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: SAF101035 - 0001



Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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