



Horn Book, Saffron Walden **£200,000** **Leasehold**

Key Features



189 Years remaining as of 24 Jun 2002

£200.00 Ground Rent pa

Review due: Ask Agent

£2518.00 Service Charge pa

Review due: 11/2026

- Two double bedroom apartment
- Bathroom and en-suite to main bedroom
- Large lounge/diner
- Offered chain free
- 165 years remaining on lease

Offered chain free, this well-presented two-bedroom apartment features a spacious lounge/diner, two generous double bedrooms, a family bathroom, and an en-suite to the principal bedroom. An excellent opportunity for first-time buyers, downsizers,

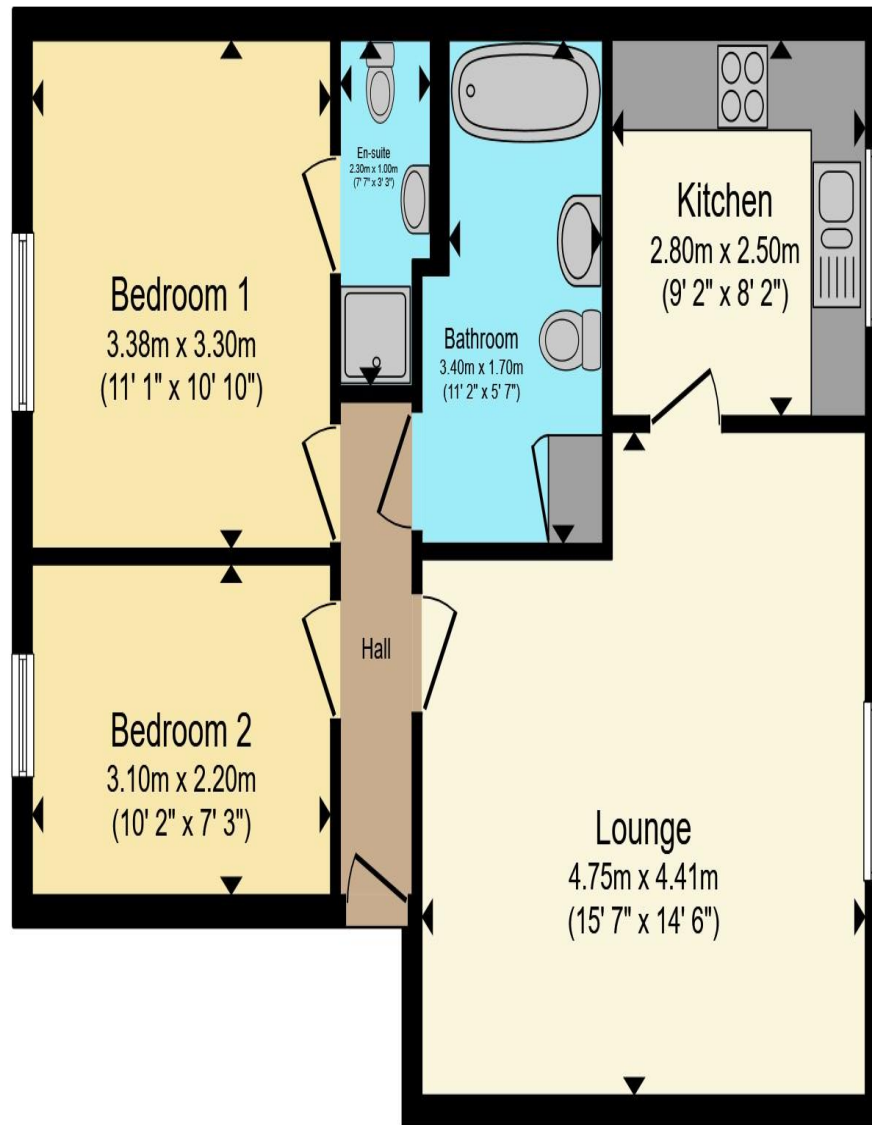


or investors.

The apartment is accessed via a secure entry system and there is communal resident parking. Location is also a great positive being close to all local amenities and walking distance to the 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.

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





Total floor area 58.8 sq.m. (633 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



completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Kevin Henry on: 01799 513632

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 01799 513632

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