



Horn Book, Saffron Walden **£210,000** **Leasehold**

KH Kevin
Henry

Key Features

 2  1  D  B



99 Years remaining as of 24 Jun 2002

£150.00 Ground Rent pa

Review due: Ask Agent

£2554.00 Service Charge pa

Review due: 04/2027

- Two double bedroom apartment
- Ground Floor
- New, modern kitchen and bathroom
- Spacious lounge/diner
- New double glazing and heating

The current vendor has significantly improved this very well presented two double bedroom ground floor apartment that has benefited from a new kitchen with integrated appliances and new bathroom, new double glazing and modern heating system.

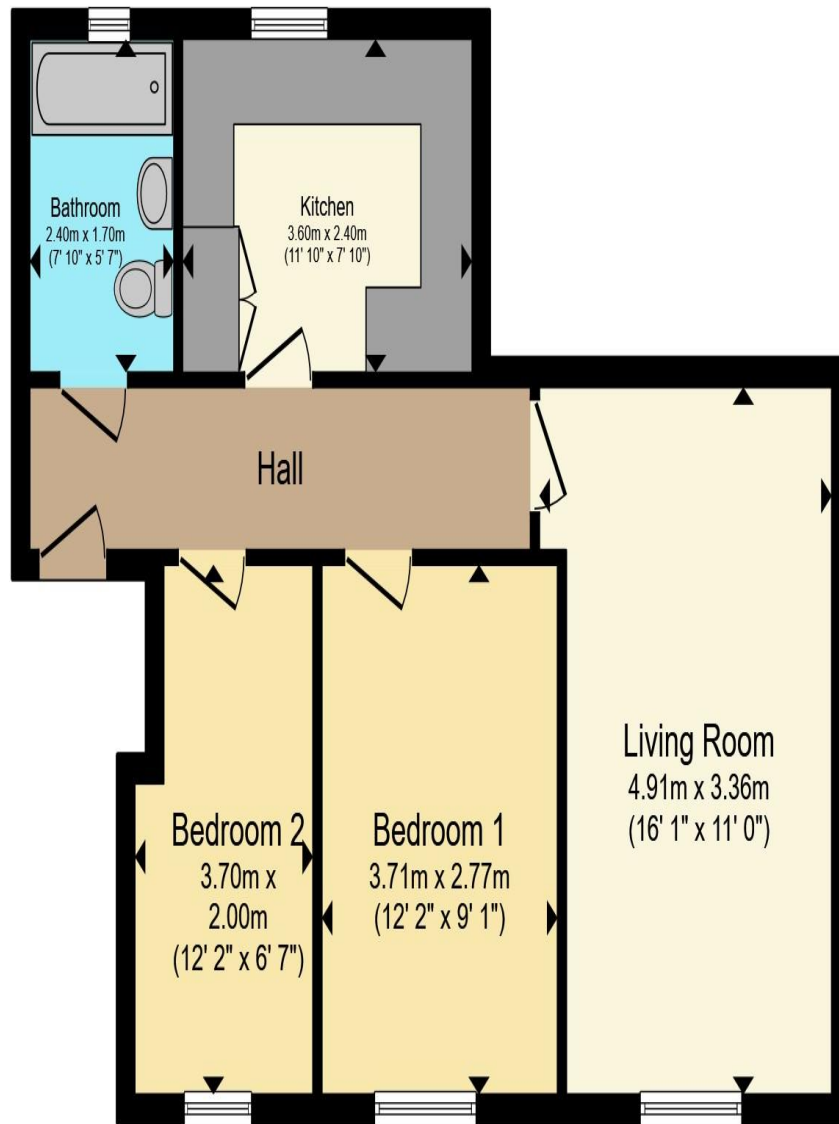


The apartment is accessed via a secure entry system and there is communal resident parking. Location is also a great positive being close to all local amenities and walking distance to the town centre.

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





Total floor area 54.2 sq.m. (584 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



checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Living Room
4.91m x 3.36m
16'1" x 11'0"

Kitchen
3.60m x 2.40m
11'10" x 7'10"

Bedroom One
3.71m x 2.77m
12'2" x 9'1"

Bedroom Two
3.70m max x 2.00m max
12'2" max x 6'7" max

Bathroom

Outside
Communal parking.

Front
Secure entry system leading to communal

To view this property call Kevin Henry on:
01799 513632

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 01799 513632

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