



**Long Horse Croft, Saffron Walden**

**Price: Leasehold £170,000**

- Top floor
- Good condition
- Refitted bathroom
- Garage
- No chain
- Two bedrooms

EPC Rating: D



A well presented, two bedroom, top floor apartment which has been recently re-decorated, re-carpeted and further benefits from a re-fitted bathroom.

With NO CHAIN, GARAGE and will benefit from a NEWLY EXTENDED LEASE, this property will make an ideal first time buy or investment.

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

**Entrance:**

Via communal hall leading to entrance hall with airing cupboard and access to loft space.

**Lounge:**

15' 9" x 11' 2" (4.80m x 3.40m)

Feature fireplace, large window to front, storage heater and door to:

**Kitchen:**

8' 8" x 8' 7" (2.64m x 2.61m)

Single drainer sink unit with cupboards and drawers under. Further units provide ample work and storage space. Plumbing for washing machine and slimline dishwasher. Built in electric hob and space for built-in oven. Shelved storage cupboard also housing electric meter.

**Bedroom 1:**

12' 9" x 9' 1" (3.88m x 2.76m)

Storage heater and window to rear.

**Bedroom 2:**

9' x 7' 1" (2.74m x 2.15m)

Window to rear.

**Bathroom:**

Re-fitted white suite to comprise panelled bath, low level WC and wash hand basin. Extractor fan.

Outside: Communal gardens with ample drying areas, Further parking areas and also a single garage, en-bloc, with metal up and over door.

**Local Authority:**

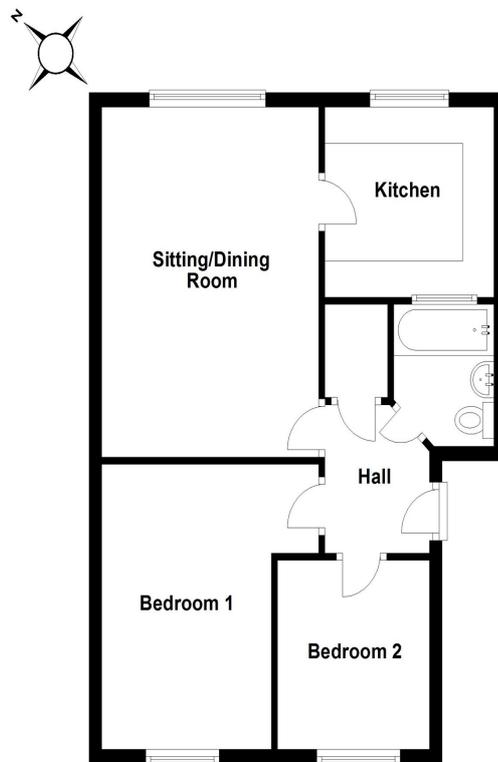
For further information on the local area and services, log onto [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

**Council Tax:**

Band B.



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: SAF100953 - 0001



Approx gross internal floor area 51 sqm (550 sqft)

**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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