



The Old Cement Kilns, Thaxted Road, Saffron Walden

Price: Leasehold £280,000

- Chain Free
- Over 100 years left on lease
- Three bedrooms
- Private garden to rear
- Open plan living space
- Allocated parking
- Ideal first time purchase or buy to let
- Close to centre of Saffron Walden

EPC Rating: C



Located close to the town centre of Saffron Walden this well-appointed 3 bedroom duplex apartment in a modern development comes with excellent open plan living space with office area and kitchen. On the ground floor are two double bedrooms with en-suite to main bedroom and further shower room. The first floor comprises of lounge/diner and kitchen space and third bedroom which can also be used as a good size office.

Over 100 years left on the lease and viewings highly recommended!

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. 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.

Front

Access to property via communal hall with entrance to first floor plus access via ground floor.

Garden

Rear garden which can be fenced off to make private.

First floor

Entrance Hall

Main door to first floor.

Living Room

20'6 x 11'6

Office area

9'2 x 7'6

Kitchen area

8'8 x 5'9

Bedroom Three

8'1 x 8'1

Ground Floor

Bedroom One

11'6 x 9'9

En-Suite

Bedroom Two

15'5 x 9'4

Shower Room

Storage cupboard

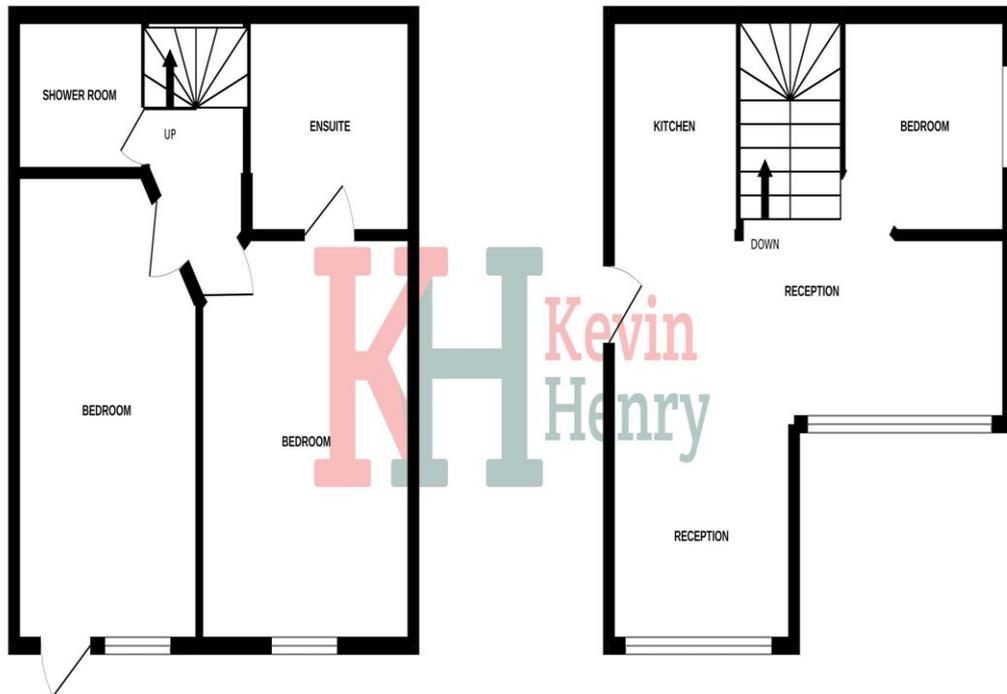


1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested 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: SAF101825 - 0001

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**selling your property?
call us to arrange your
FREE MARKET APPRAISAL**

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: SAF101825 - 0001

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.