



Horn Book, Saffron Walden **£215,000** **Leasehold**

Key Features

 2  1  D  B



99 Years remaining as of 20 Jul 2000

£150.00 Ground Rent pa

Review due: Ask Agent

£2000.00 Service Charge pa

Review due: Ask Agent

- Stunning two double bedroom apartment
- Immaculate presentation
- New kitchen and bathroom
- Offered chain free
- Decorated throughout

Absolutely stunning two double bedroom first-floor apartment, beautifully refurbished to a high standard and offered with no upward chain.

Finished with a stylish new kitchen and contemporary bathroom, this bright and



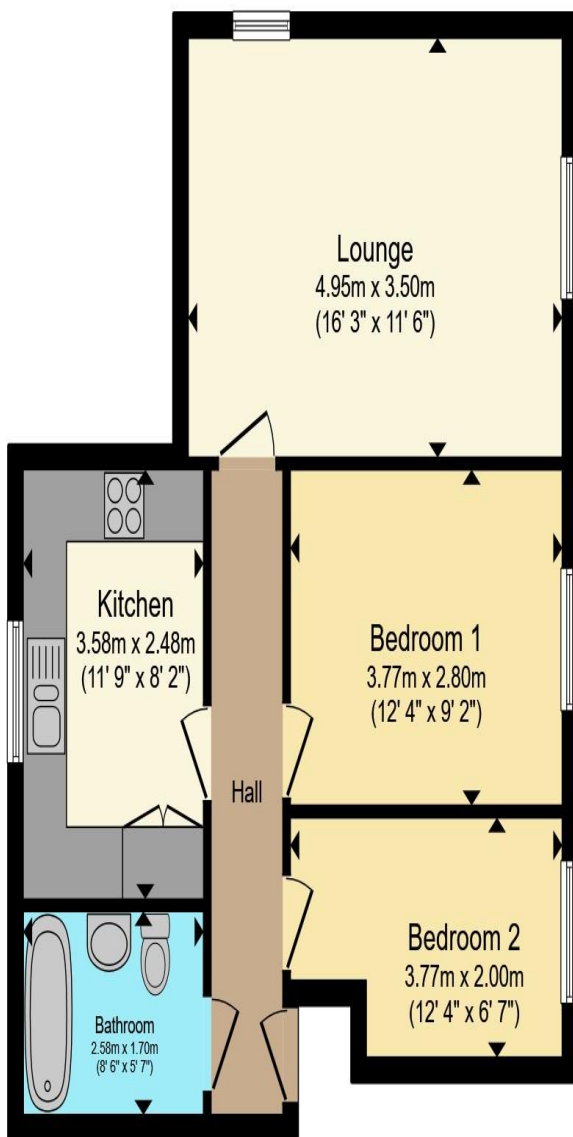
spacious home is flooded with natural light throughout. The accommodation comprises a generous lounge/dining room, two well-proportioned double bedrooms, a modern fitted kitchen, and a sleek, contemporary bathroom.

Situated on the first floor, the property also benefits from communal parking and enjoys a convenient location within easy reach of the town centre and its excellent range of shops, amenities, and transport links.

This is an ideal purchase for first-time buyers, downsizers, or investors looking for a move-in-ready home in a sought-after location.

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





Total floor area 56.3 sq.m. (605 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



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 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

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



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