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**Church Field, Saffron Walden**

**Price: Leasehold £140,000**

- One bedroom apartment
- Ground floor
- Popular residential area
- Communal gardens
- Allocated parking and further communal parking

EPC Rating: E.

The property is part of a purpose-built block of flats close to local shops and schools, with access to a bus service 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. Audley End mainline station is two miles distant and the M11 access point at Stump Cross 4 miles.

Door to:

Entrance Hall:

1.17m x 1.85m (3'10" x 6'1")

Coat rack, doors to lounge, bedroom and bathroom.

Living Room:

4.8m x 2.97m (15'9" x 9'9")

Double-glazed window to rear overlooking communal gardens, electric heater, coving to ceiling, TV aerial point. Door to:

Kitchen:

3.07m x 1.9m (10'12 x 6'3")

Fitted with a range of base and eye-level units, roll-top worksurfaces, tiled splashbacks, cupboard housing the hot water tank, one-and-a-half bowl sink and drainer with mixer tap, double-glazed window to rear and side aspects.

Bedroom:

3.86m x 2.82m (12'8" x 9'3")

Electric heater.

Bathroom:

Suite comprising panelled bath with shower attachment, pedestal wash basin and low-level WC, tiled splashbacks, heated towel rail, frosted double-glazed window to side.

Outside:

There is one allocated parking space and further communal parking area, communal gardens and a clothes drying area.

Local Authority:

For further information on the local area and services, log onto www.uttlesford.gov.uk

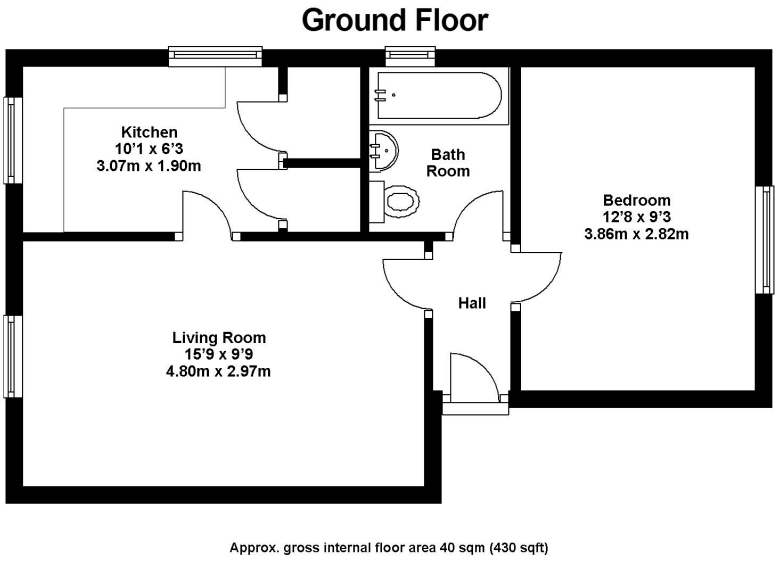
Council Tax:

Band B.

Living Room:

4.8m x 2.97m (15'

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: SAF100454 - 0001




**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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