



Butcher Row, Saffron Walden, CB10 1HY

CHEFFINS

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Saffron Walden,
CB10 1HY

FULLY BOOKED FOR VIEWINGS Please contact the office to be added to the cancellation list. Well presented, spacious, two double bedroom first floor apartment benefiting from open plan living and positioned in the heart of the Market Town of Saffron Walden. Offered on an unfurnished basis and available now. This property does not come with parking.

LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

2 1 1

£1,000 PCM





ENTRANCE HALL

With stairs leading to living accomodation.

KITCHEN

Fitted with a range of base level units with integrated oven and gas hob as well as washing machine.

LIVING AREA

Large living space, opening out from the kitchen area. Windows overlook the front aspect.



MASTER BEDROOM

Good sized double with windows overlooking front aspect.

BEDROOM TWO

Another good sized double with window overlooking front aspect.

BATHROOM

Contemporary bathroom with paneled bath with shower over and pedestal sink. Obscured window overlooks the rear aspect.



W/C

Low level toilet with obscured window to rear aspect.

VIEWINGS

Strictly by appointment through the agent

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £230

Deposit - £1153



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,000 PCM
Council Tax Band – B
Local Authority – Uttlesford

Ground Floor

Approx. 3.5 sq. metres (37.7 sq. feet)



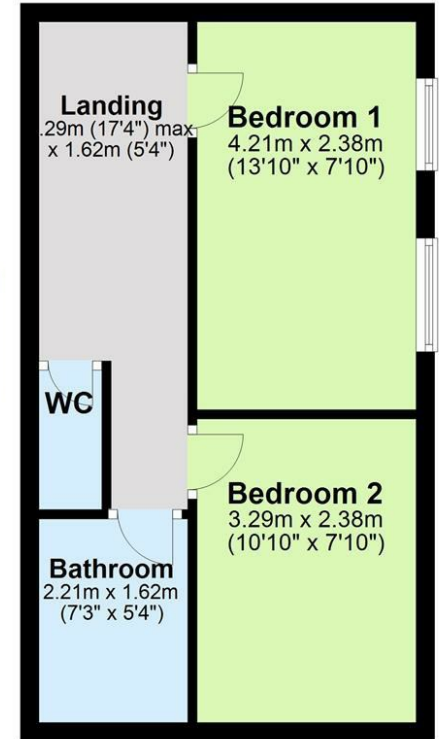
First Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



Total area: approx. 65.7 sq. metres (706.8 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Agents note:
[For more information on this property please refer to the Material Information Brochure on our website.](#)

8 Hill Street, Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk



IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.