

Crabtrees, Saffron Walden, CB11 3BH

CHEFFINS

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Saffron Walden,
CB11 3BH

2 1 1

£1,300 PCM



An extremely well presented two bedroom furnished second floor apartment located in a well appointed position, walking distance of local amenities. The property offers two bedrooms, open plan kitchen/living area and contemporary bathroom as well as parking for one car. Available early October.

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.








ENTRANCE HALL
With doors leading through to adjoining rooms. Cupboard housing the gas boiler and shelving.

KITCHEN/LIVING AREA
The stylish fitted kitchen comes with integrated electric oven, gas hob and fridge freezer as well as freestanding washing machine and dishwasher. Low and high level storage as well as useful island with breakfast bar and stools. The living area comprises armchair, television unit and coffee table as well as shelving. There is a sofa which can be purchased from the landlord if desired. Windows overlooking the front aspect.

BEDROOM ONE
With fitted wardrobe, double bed and mattress as well as shelving unit. Window overlooking the rear aspect and door leading through to:

BATHROOM
Accessed via the bedroom and entrance hall, the contemporary four piece suite comprises panelled bath and separate shower unit, W/C and hand basin. Obscured window overlooks the rear aspect.

BEDROOM TWO
With window overlooking the side aspect.

OUTSIDE
Externally the property benefits from designated parking for one car as well as communal garden.

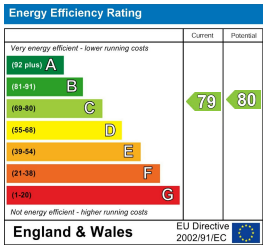
VIEWINGS
Strictly by appointment through the agent.

LETTING AGENT NOTES
Holding Deposit : £300.00

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







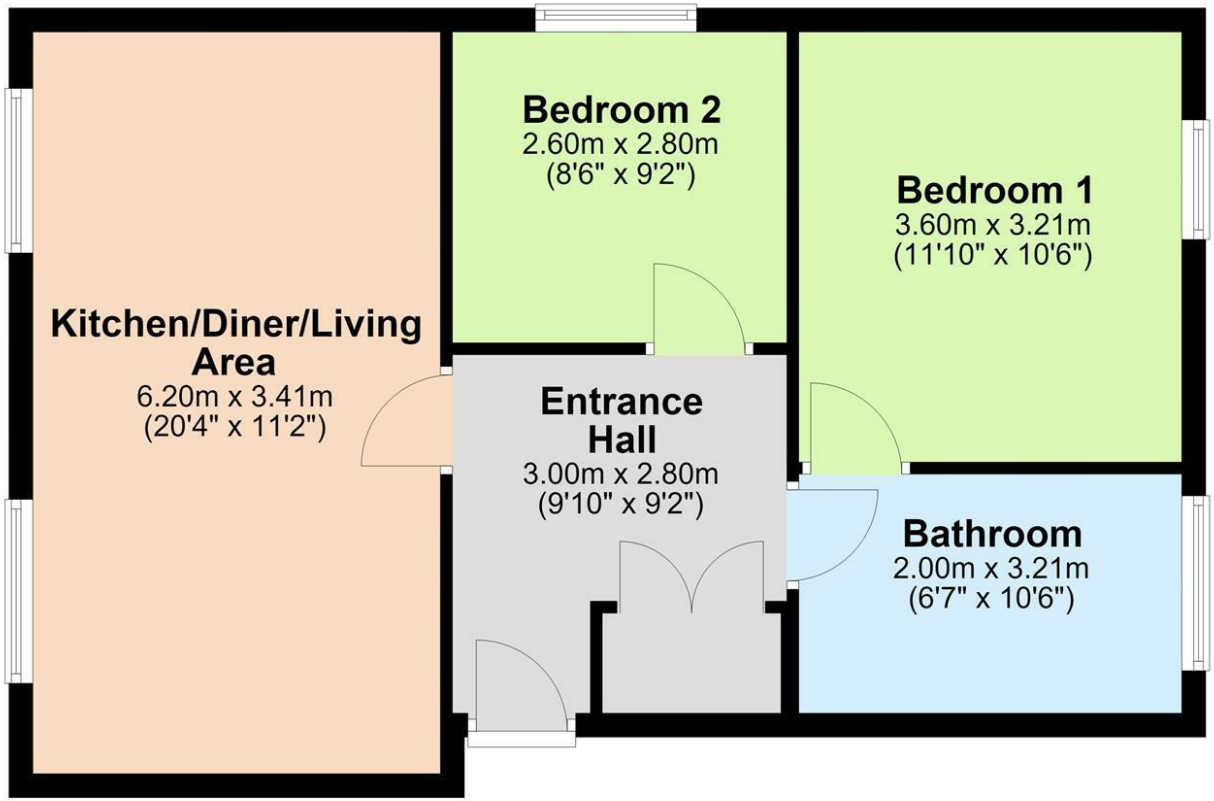
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Council Tax Band - C

Local Authority - Uttlesford District Council

First Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



Total area: approx. 56.5 sq. metres (608.5 sq. feet)

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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