



Clay Pit Piece, Saffron Walden **£147,000** **Leasehold**

Key Features

 1  1  D  B



Ask Agent Years remaining as of Ask Agent
£250.00 Ground Rent pa
Review due: Ask Agent
£1140.00 Service Charge pa
Review due: Ask Agent

- Chain free
- One bedroom flat
- Good size lounge/diner
- Well-equipped kitchen
- Bathroom

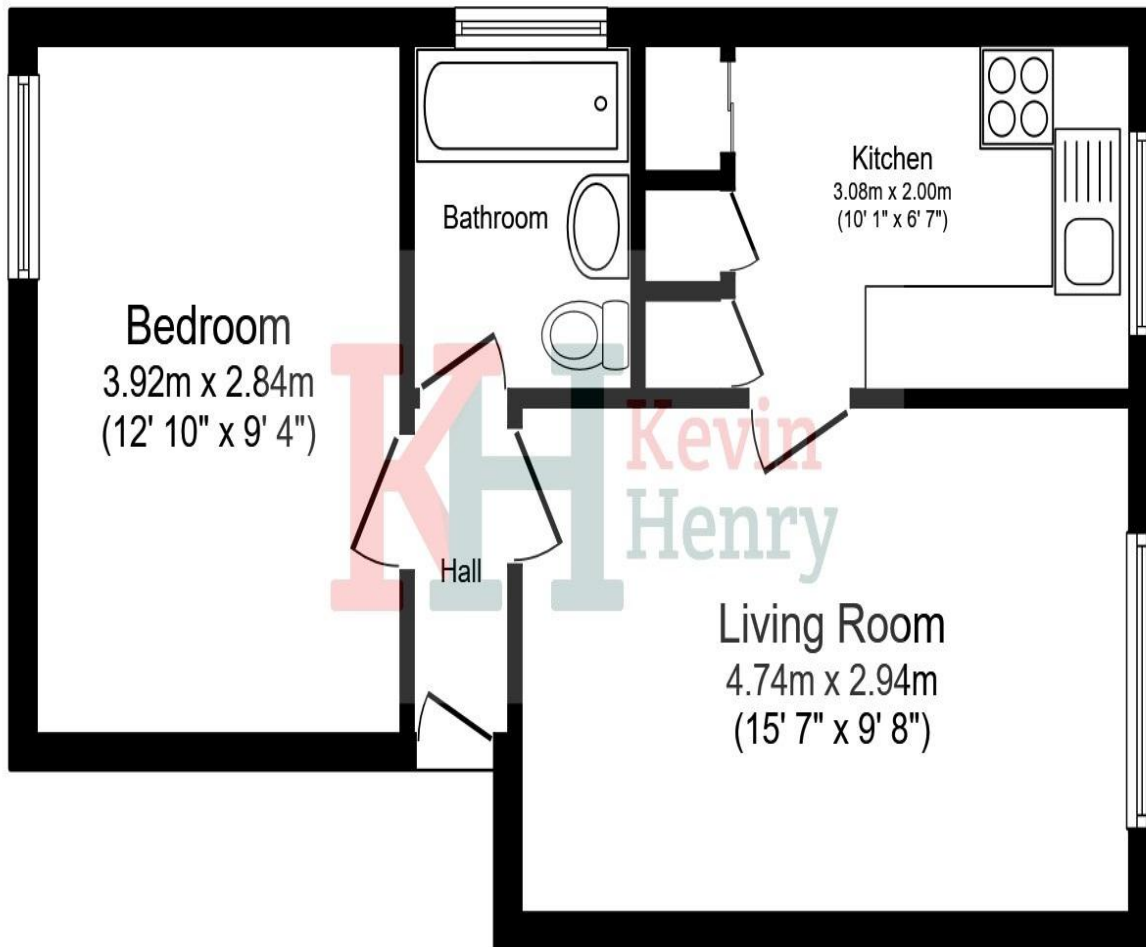
Calling all investors, first time buyers and downsizers. Excellent opportunity to purchase this decent sized one bedroom flat in a popular part of saffron Walden. The entrance hall provides access to the rooms comprising of a good size, bright



lounge/diner, well-equipped kitchen, double bedroom and bathroom. The kitchen benefits from two storage cupboards of which one houses the hot water cylinder. To the front is ample communal parking and well kept gardens. 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 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.

Front
Communal Entrance
Hallway
Lounge/Diner
4.74m x 2.94
15'7" x 9'8"

Kitchen
3.08m x 2.00m
10'1" x 6'7"

Bedroom One
3.92m x 2.84m
12'10" x 9'4"

Bathroom
Ample communal parking
Communal garden space

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.focalagent.com

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