



Ross Close, Saffron Walden, CB11 4DT



## Ross Close

Saffron Walden,  
CB11 4DT

A two bedroom ground floor apartment with direct access onto the south facing garden. The property offers bright and well proportioned accommodation, together with off street parking and an extended lease.

### 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.



**Guide Price £190,000**





## ENTRANCE DOOR

Leading into:

## ENTRANCE HALL

Doors leading to adjoining rooms as well as to the airing cupboard.

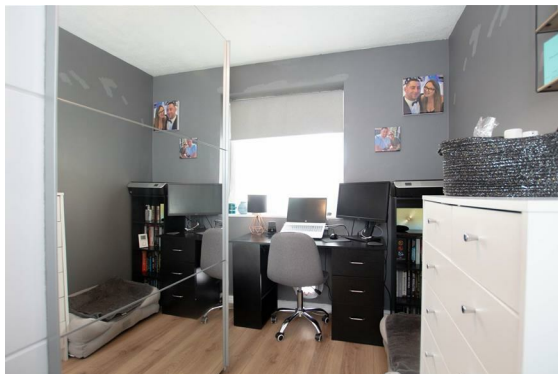
## SITTING ROOM

Double glazed sliding doors leading onto the gardens, bi folding glazed door leading into:



## KITCHEN

Fitted with a range of base and eye level units, electric oven, four ring electric hob over with extractor over, stainless steel sink, space and plumbing for washing machine and space for a free standing fridge freezer, useful pantry cupboard and double glazed window to the rear aspect.



## BEDROOM 1

Double glazed window to the front aspect.

## BEDROOM 2

Double glazed window to the front aspect.

## BATHROOM

Fitted with a ceramic pedestal wash hand basin with vanity unit beneath, low level WC, panelled bath with electric shower over and towel rail.

## MATERIAL INFORMATION

- Tenure - leasehold
- Length of lease - approx. 120 years
- Annual ground rent amount - £120 per annum, reviewed as necessary
- Annual service charge amount - approx. £1300 per annum, reviewed each year
- Council tax band B

## VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		65	
(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	

Guide Price £190,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Uttlesford



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

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.