

Property details **approval form**

9 Hadleigh Court, Carnation Drive, Saffron Walden, Essex, England, CB10 2BJ

Date: 23 September 2026

Property Ref and Version: SAF103877 - 0008

Selling your home with us!



◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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◆ Price

£135,000

Tenure: Leasehold

◆ Key Features

- One-bedroom studio apartment
- 957 years remaining on lease
- Well presented throughout
- Modern kitchen and bathroom
- Ample communal parking
- Secure entry system
- Close to Town Centre
- EPC Rating: C

◆ Short Description

Offered CHAIN FREE - ideal investment or first time buyers property.

◆ Directions

◆ Agent Note

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◆ Description

Well presented first floor studio apartment. The property comprises of larging living/bedroom area, separate kitchen and bathroom.

There's a secure entry system, communal garden, and ample communal parking.

LONG LEASE OF 958 YEARS REMAINING.

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.

ROOMS:

Front

Communal entrance with secure entry system and security lighting.

Hall Entrance

Living/Bedroom

5.70m max x 3.90m max

18'8" max x 12'10" max

Kitchen

2.40m x 2.20m

7'10" x 7'3"

Bathroom

Communal Parking

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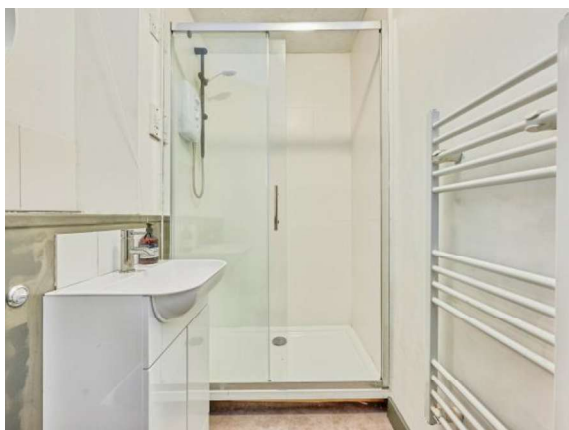
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◆ Property Images



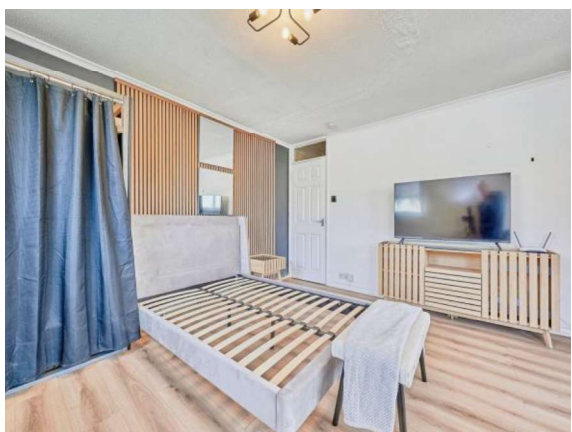
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◆ Floor Plan



Floor Plan

Total floor area 32.8 sq.m. (353 sq.ft.) approx

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.propertybox.io



◆ Approval

	Signature	Date
David Moss		
Mrs J. Redfern		