



Horn Book, Saffron Walden
£215,000 Leasehold

KH Kevin
Henry

Key Features



99 Years remaining as of 24 Jun 2002

Ask Agent Ground Rent pcm

Review due: Ask Agent

Ask Agent Service Charge pcm

Review due: Ask Agent

- Chain Free
- Two double bedroom apartment
- En-suite to main bedroom
- Very good unique loft space
- Lease being extended to 99 years

Situated in the popular Horn Book development, this beautifully presented two-bedroom top floor apartment has been recently redecorated throughout and benefits from brand-new flooring, creating a fresh and modern home ready to move straight into.



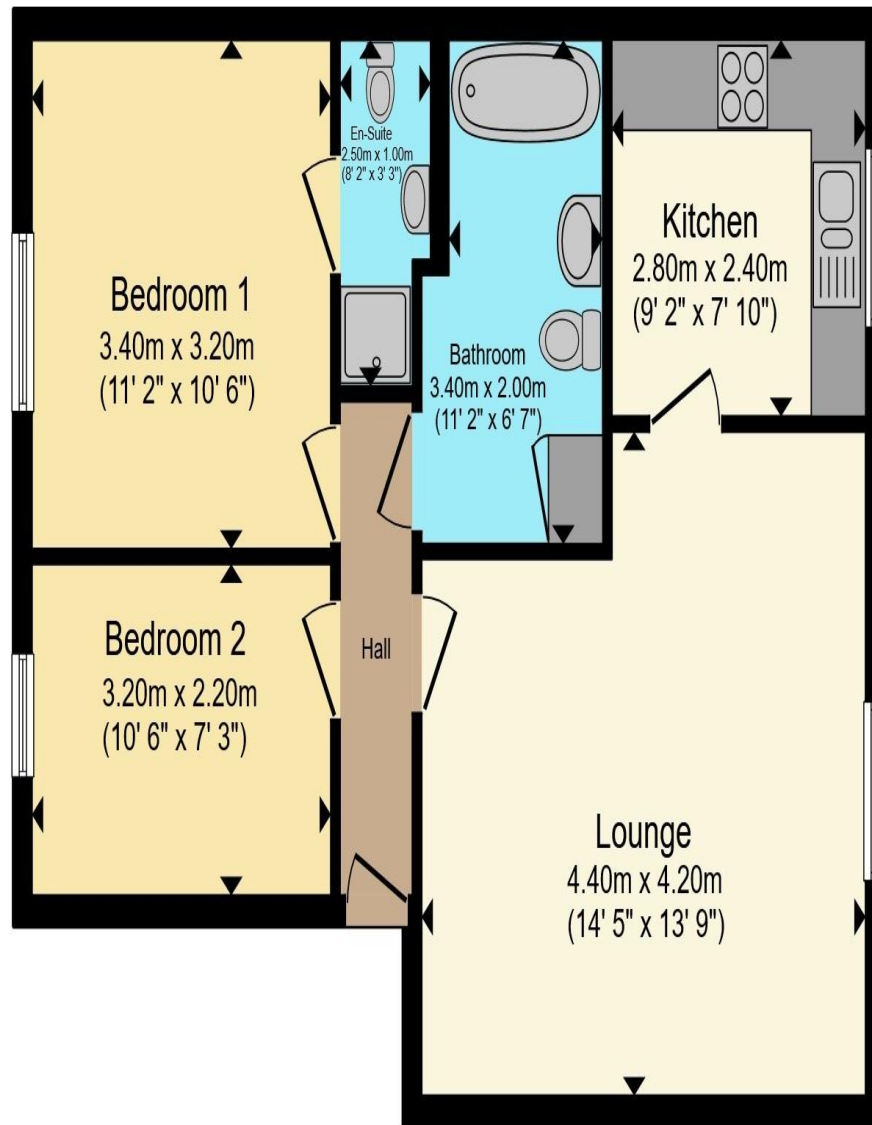
The well-proportioned accommodation offers a bright and spacious living area, a fitted kitchen, two bedrooms, an en-suite to the main and a family bathroom. A particular advantage of this property is the loft space, providing valuable additional storage rarely found in similar apartments.

Further benefits include access to a communal bike shed and the significant advantage of a lease extension currently being completed, taking the lease term to approximately 99 years and offering added peace of mind for future owners.

The communal entrance has secure intercom and there are stairs to the apartment. Outside are well kept private communal gardens and ample communal parking.

Ideally located within easy reach of Saffron Walden's town centre, local amenities, and transport links, this would make an excellent first-time purchase, investment opportunity, or downsizing option.





Total floor area 56.9 sq.m. (613 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



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. 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.

*****LEASE IS CURRENTLY BEING EXTENDED TO 99 YEARS*****

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.

To view this property call Kevin Henry on: 01799 513632

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