



Flat 31 Saffron Court, Station Street  
CB11 3HB



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Flat 31, Saffron Court

Stations Street | Saffron Walden | CB11 3HB

## Guide Price £277,500

- A well-proportioned two-bedroom apartment
- Generous lounge with south east facing balcony
- Secure underground parking
- Walking distance to the town centre
- Popular residential location
- EPC: C

### The Property

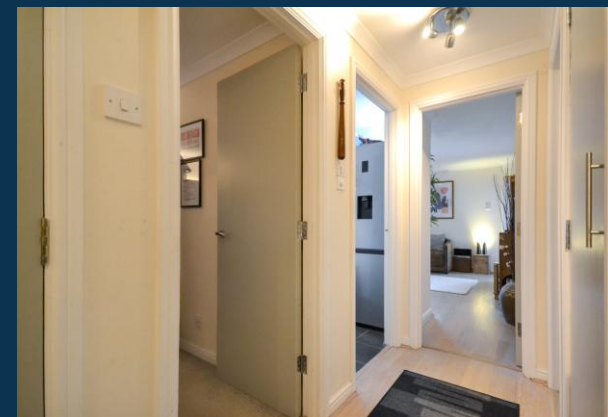
A superb light and airy ground floor apartment in this two-storey block and benefits from access to a secure loft space, ideally located in this popular development just a short walk from the town centre. The property benefits from a good size balcony and secure underground parking.

### The Setting

Saffron Court is situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a thriving twice weekly market. There are a number of excellent primary and secondary schools including, R A Butler, St Thomas Moore and Saffron Walden County High School. The town's leisure facilities include an 18-hole golf course, a cinema and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

### The Accommodation

In detail the property comprises of an entrance hall with entrance phone system, two built-in cupboards - one housing hot water cylinder and access to the loft space. The living/dining room is a generous room with window to front and side aspects providing plenty of natural light and door to balcony. The kitchen is fitted with a matching range of base units with complementary work surface over stainless-steel inset sink unit, inset electric hob and built-in electric oven. There is space and plumbing for appliances. Bedroom one is a double bedroom with window to rear aspect and bedroom two is a double room with windows to side and front aspect. The recently refitted shower room comprises WC, wash hand basin, shower enclosure and heated towel rail.





### Outside

The property benefits from a private enclosed balcony, secure underground parking with one allocated space and the use of the well-maintained communal gardens.

### Services

Mains electric, water and drainage are connected. Electric heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – The property is leasehold, with a share of the freehold on a 999-year lease from 1996. The current quarterly service charge is £270. There is no ground rent due to the fact that all flat owners own a share of the freehold via SWC Management Company Limited.

**Property Type** – Ground floor apartment

**Property Construction** – Brick built with tiled roof

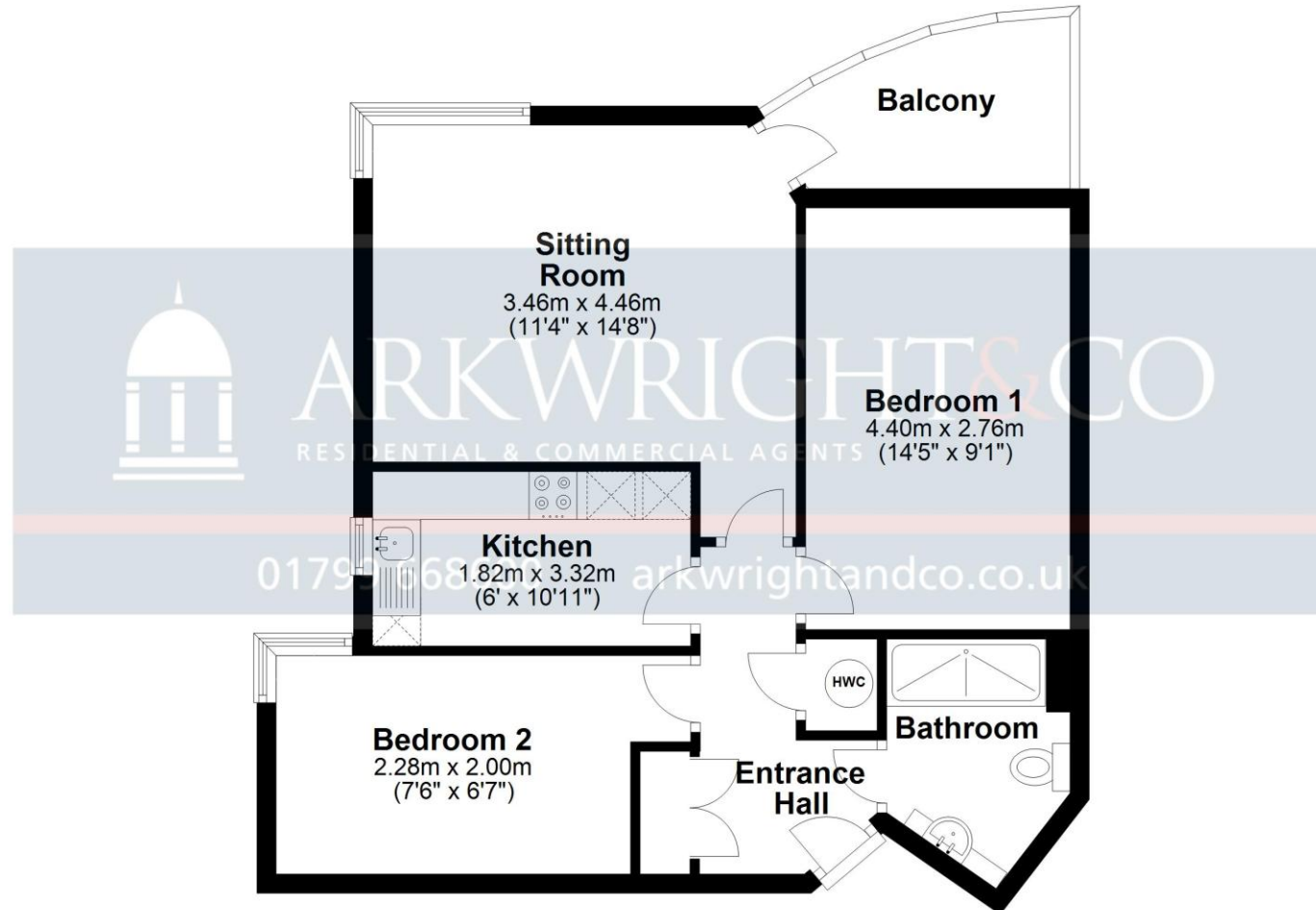
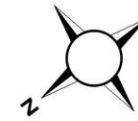
**Local Authority** – Uttlesford District Council

**Council Tax** - C



## Floor Plan

Main area: approx. 55.7 sq. metres (599.0 sq. feet)  
Plus balconies, approx. 4.5 sq. metres (48.4 sq. feet)



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Floor plan for guidance only  
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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