



29 Saffron Court, Station Street  
CB11 3HB



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 29 Saffron Court

Station Street | Saffron Walden | CB11 3HB

Guide Price £287,500

- Top floor two bedroom apartment
- Generous lounge with balcony
- Secure underground parking
- Walking distance to the town centre
- EPC: C
- Council Tax Band: C

## The Property

A superb light and airy two-bedroom apartment of excellent proportions situated on the top floor of this popular development just a short walk from the town centre. The property benefits from a good size balcony, secure underground parking and lift access.

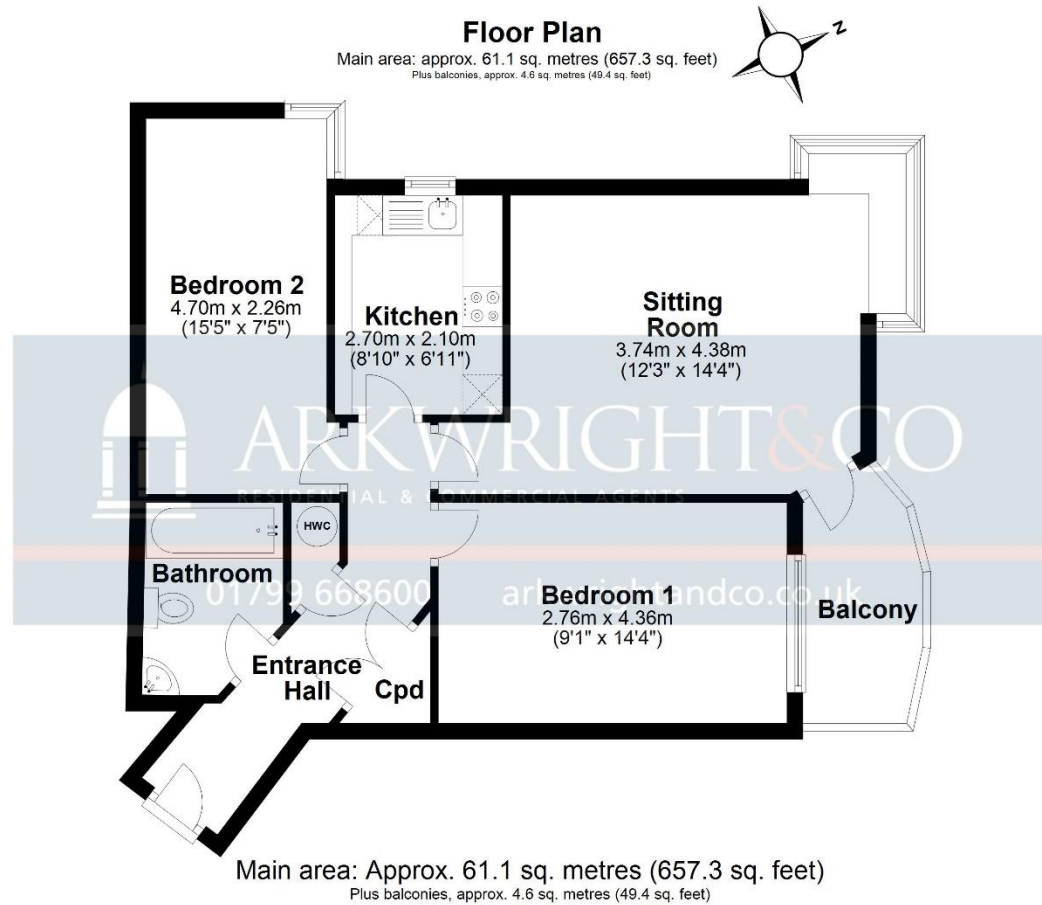
## The Setting

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. 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, night storage heater and two built-in cupboards - one housing hot water cylinder. The living/dining room is a generous room with window to front and side aspects providing plenty of natural light and door to balcony with views over the town. The kitchen is fitted with a matching range of built in 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 washing machine and fridge/freezer. Bedroom one is a double bedroom with window to front aspect. Bedroom two is a good size room with windows to front and side aspect. The bathroom comprises WC, wash hand basin, panelled bath with shower over and heated towel rail.





Floor plan for guidance only  
 Plan produced using PlanUp.

### 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 water, drainage and electric are connected.

### Local Authority

Uttlesford District Council

### Tenure

The property is leasehold on a 999 year lease from 1996, there is a service charge of approximately £1,200 p.a (2023)





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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