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Ross Close, Saffron Walden

Price: Leasehold £165,000 guide price

- Ground Floor Apartment
- Two Bedrooms
- French Doors to Garden Area
- Residents' Parking
- Great Home or Investment
- Newly Fitted Kitchen

EPC Rating: Awaited

The property is well-situated close to the town centre and offers spacious accommodation throughout. It benefits from a newly refitted kitchen with NEFF oven and four-ring induction hob, two bedrooms, bathroom, bright and airy living room, and access out onto the communal gardens.

Accommodation includes:

Entrance hall

Entrance door leading to inner hall, with wood effect laminate flooring, doors to all rooms, integral store cupboard housing hot water tank and shelving.

Living room

15'10" x 11'5" (4.83m x 3.48m).

Continuation of wood-effect laminate flooring, double glazed French doors to garden, modern electric radiator, door to kitchen.

Kitchen

8'7" x 8'7" (2.62m x 2.62m).

Wood-effect laminate flooring, double glazed window to rear aspect overlooking garden, newly fitted to a high standard with built-in eye level NEFF oven, four-ring induction hob, eye and base level units with worktop above, and a useful storage cupboard.

Bedroom 1

12'8" x 9'3" (3.86m x 2.82m).

A large double room with wood-effect laminate flooring, double glazed window to front aspect.

Bedroom 2

9'2" x 7' (2.8m x 2.13m).

Wood effect laminate flooring, double glazed window to front aspect, modern electric radiator.

Bathroom

6'10" x 5'6" (2.08m x 1.68m).

A modern three piece suite, comprising; side panel bath with newly replaced power shower over, pedestal wash basin, low level WC, vinyl tiled flooring, extractor fan.

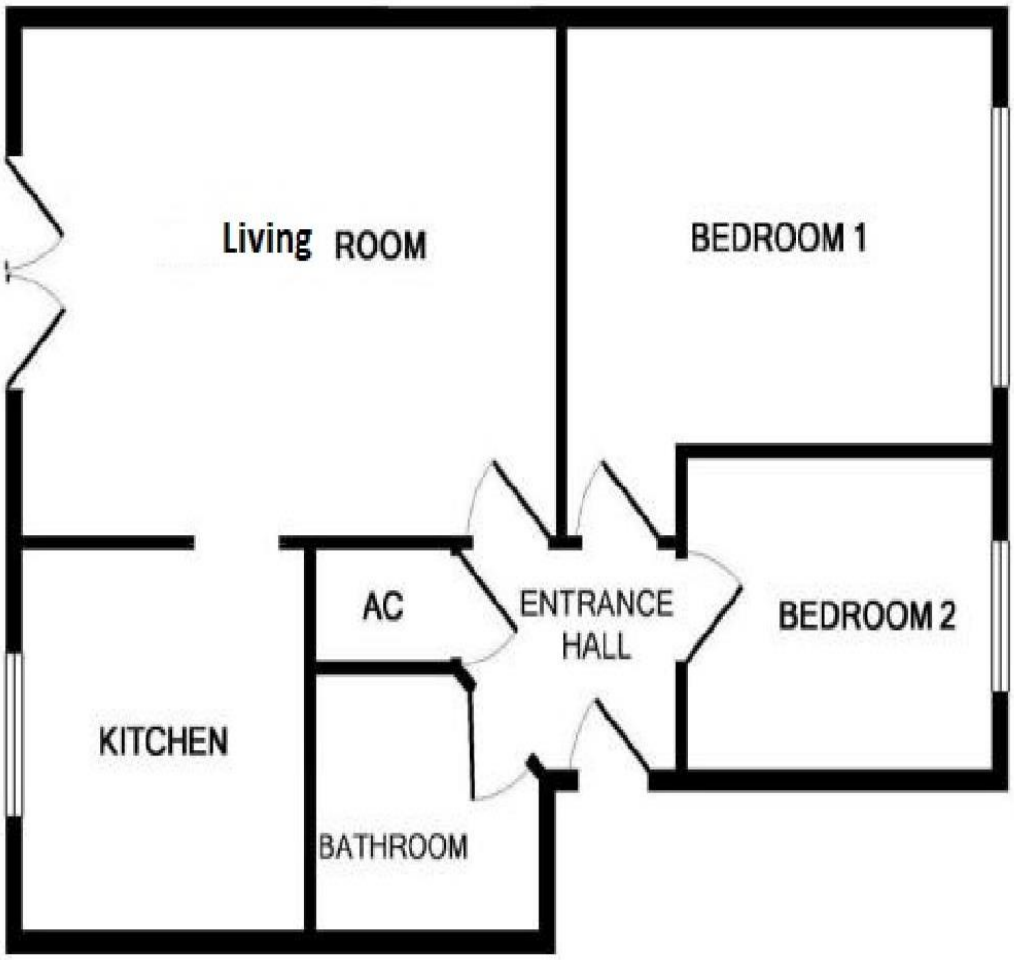
Communal Gardens

The property enjoys communal gardens laid to lawn, with lovely French doors directly onto this garden area which you are free to enjoy

Parking

The property benefits from having allocated residents parking and visitor spaces, as well as plenty of on-street parking.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100852 - 0005



TOTAL APPROX. FLOOR AREA 46.5 SQ.M. (500 SQ.FT.)

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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