

Station Street, Saffron Walden

2 Bedroom Flat/Apartment

Intercounty







Situated close to the heart of Saffron Walden's historic town centre, this beautifully presented two-bedroom apartment forms part of the highly regarded Saffron Court development and enjoys stunning views of the iconic St Mary's Church from its private balcony.

Offered chain-free, the property has recently been redecorated throughout, creating a fresh and contemporary feel, while brand-new electric heaters have been installed to provide efficient and modern heating. The accommodation is well-proportioned and offers a bright and spacious living environment, ideal for professionals, downsizers, or investors alike.

The generous sitting/dining room provides direct access to the balcony, where you can enjoy elevated views across the town towards Saffron Walden's famous church. The apartment also benefits from a well-equipped kitchen, two bedrooms and a family bathroom.

Council Tax Band C. EPC Rating C.

Guide Price
£225,000 - £250,000

A particular feature of the property is the exceptionally long remaining lease of approximately 968 years, providing excellent long-term security and peace of mind. The service charge is £1890 per annum and there is no ground rent.

Further benefits include allocated underground parking, secure entry access and an enviable central location, with the town's wide range of independent shops, cafes, restaurants and amenities all within easy walking distance.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Saffron Walden is a medieval market town located in North-West Essex, 15 miles South of Cambridge. Audley End station provides train services to London Liverpool Street and Cambridge and M11 provides motorway access. It has a rich heritage of old buildings and holds a regular market. The town offers well regarded schools, shops, historical pubs and restaurants, a museum and The Fry Art Gallery.























Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

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IntercountyEA

Listed by



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Agent's Note / Lease Information

Lease Length – Approx. 968 Years Remaining
Service & Maintenance Charge – Approx. £1890 pa
Ground Rent - Approx. £0 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

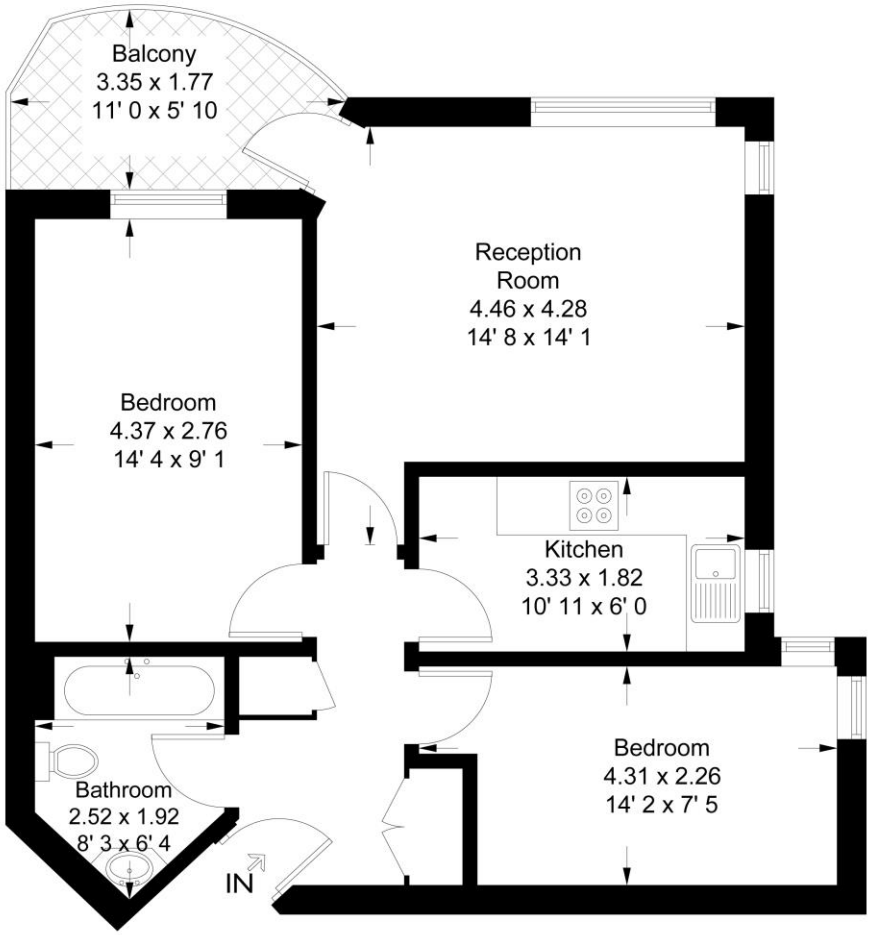
The Property Ombudsman

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Saffron Court

Approximate Gross Internal Area =597 sq ft / 55.5 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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Property Details

Prime Town Centre Location

2 Bedroom Apartment

Private Balcony with Views of St Mary's Church

Recently Redecorated Throughout

Brand New Electric Heaters Installed

Bright & Spacious Accommodation

Allocated Underground Parking Space

Secure Entry System

Walking Distance to Shops, Restaurants & Amenities

Potential Rental Income £1300 PCM

Council Tax Band C

EPC Rating C

Tenure - Leasehold

Flat 42, Saffron Court, Station Street, Saffron Walden, Essex, CB11 3HB

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.