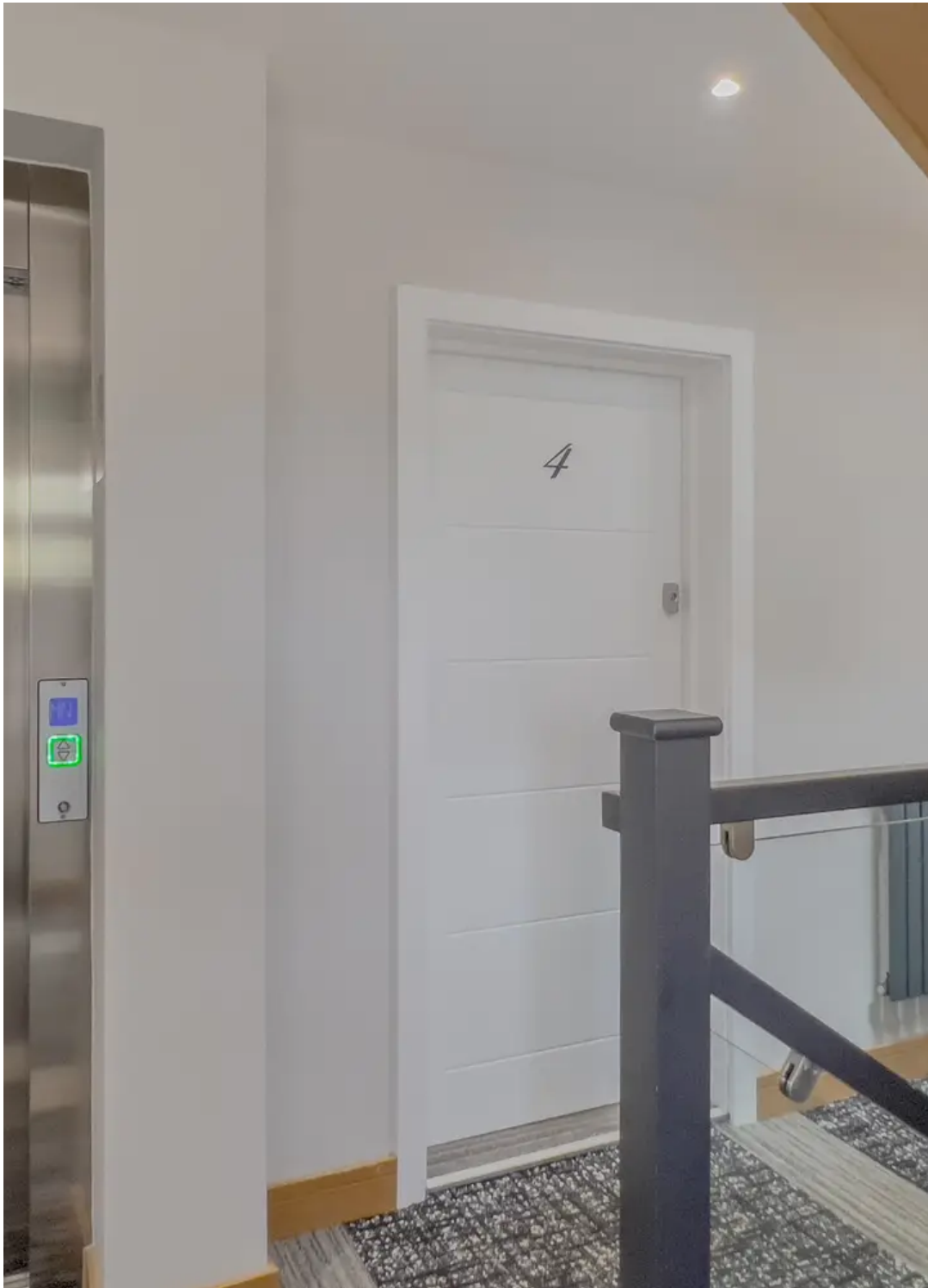




# Flat 4, Saffron Heights

Borough Lane, Saffron Walden





## Flat 4 Saffron Heights

Borough Lane, Saffron Walden

Apartment 4, Saffron Heights, is located in Saffron Walden, a charming, historic town. It is a modern first-floor, two-bedroom apartment that is conveniently situated just a 0.5-mile walk from the bustling Market Square. Saffron Heights was originally the Borough Lane doctor's surgery, but it has been beautifully converted into five bespoke apartments, blending contemporary living with a historical setting. The property was completed in 2018.

The building's entrance is secured with a video door entry system and opens into a well-maintained communal hall. Residents have the option of using a premium cabin lift or stairs to access the first floor, ensuring convenience for all.

Upon entering Apartment 4, you will be welcomed by a spacious, open-plan kitchen/living room area. The kitchen is equipped with fully integrated Bosch appliances and features natural stone worktops. Both bedrooms are doubles and include built-in wardrobes. The master bedroom boasts an en-suite bathroom, while the second bedroom is serviced by an en-suite shower room. The interior has Karndean vinyl flooring installed in the main living areas and plush carpets covering the bedrooms.

Each apartment comes with allocated parking for two vehicles, ensuring ample space for residents and their guests. The grounds are beautifully landscaped, featuring a communal garden where residents can relax and socialize. There are dedicated bin and cycle storage areas, ensuring that the community spaces remain tidy and accessible.



**Agents Note:**

Uttlesford District Council – Band D – £1,924

Energy Rating: C

Tenure – Leasehold

Length of lease – 117 Years remaining

Annual ground rent amount – £250

Ground rent review period – January 2027

Annual service charge amount – £2,086.30

Service charge review period – April 2024

Mains Services Connected

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

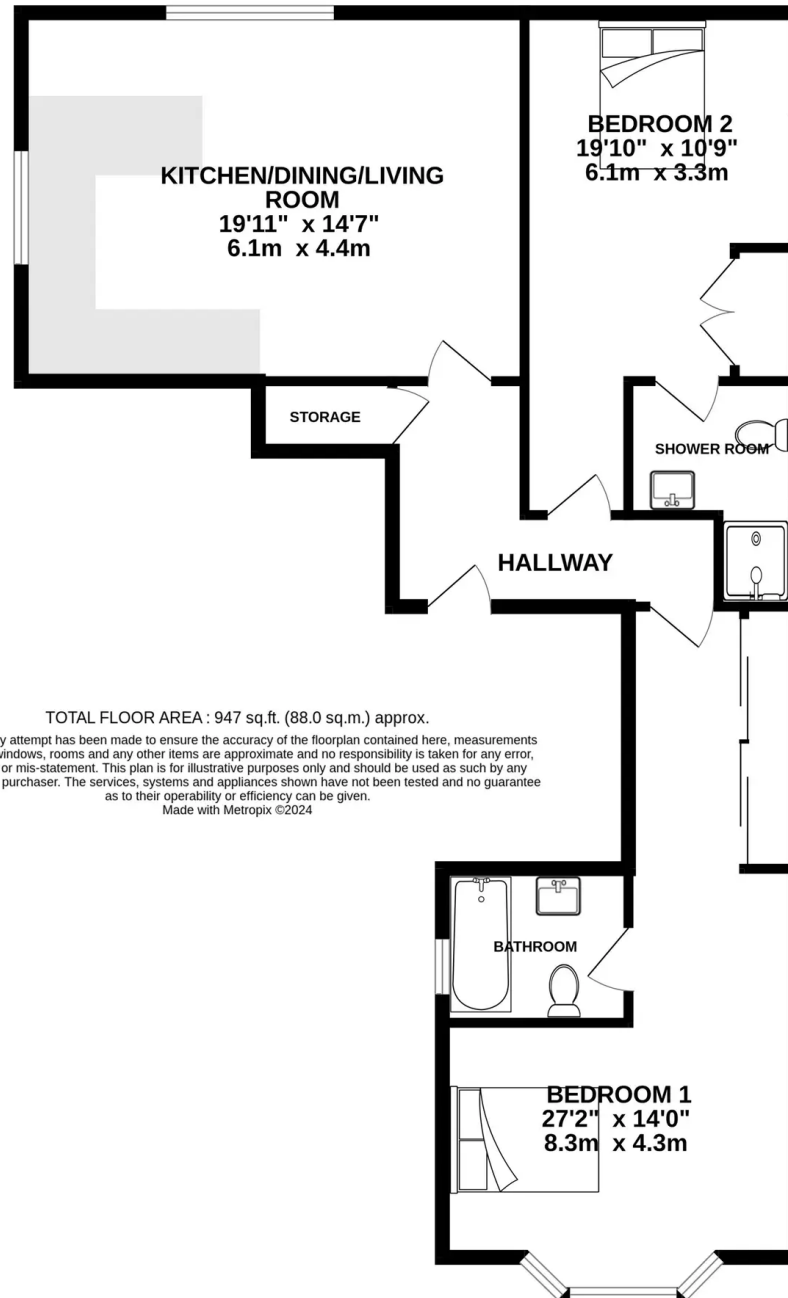
Broadband Coverage: Ultrafast Available, 1,000Mbps (Ofcom)

**Location:**

Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served by local schools with several primary schools and an 'Outstanding' Ofsted-rated secondary school; Saffron Walden County High.



FIRST FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Pottrill Holland Property Agents

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.