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Property Agents

8 Crabtrees

Saffron Walden, Essex





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Welcome to **8 Crabtrees**, a lovely two-bedroom second-floor apartment located in the picturesque town of Saffron Walden. This property offers a great mix of modern living and convenience, making it an ideal choice for first-time buyers and investors.

Key Features:

- **Two Double Bedrooms:** Both bedrooms are spacious, providing plenty of room for relaxation and storage. The neutral décor enhances the light and airy feel of each room.
- **Modern Open Plan Living/Kitchen/Dining Room:** The heart of this home is the spacious open-plan living area. The modern kitchen features sleek fittings and integrated appliances, seamlessly merging into the dining and living spaces, perfect for entertaining or unwinding.
- **Rooftop Views:** Enjoy stunning rooftop views from the comfort of your home, adding a unique charm to this lovely property.
- **Allocated Parking Space:** Benefit from the convenience of a dedicated parking space, ensuring a hassle-free parking experience.
- **Prime Location:** Just a short 0.8-mile walk into the vibrant centre of Saffron Walden, providing easy access to various shops, cafes, and local amenities.
- **Perfect First-Time Home:** With its modern features and prime location, this property is an excellent choice for those taking their first step onto the property ladder.
- **Investment Opportunity:** Ideal for investors, with a potential rental income of £1,100 per month, offering a promising return on investment.
- **Bathroom with Separate Bath and Shower Cubicle:** The well-appointed bathroom includes both a bath and a shower cubicle, providing flexibility and convenience for your daily routine.



Agent's Notes:

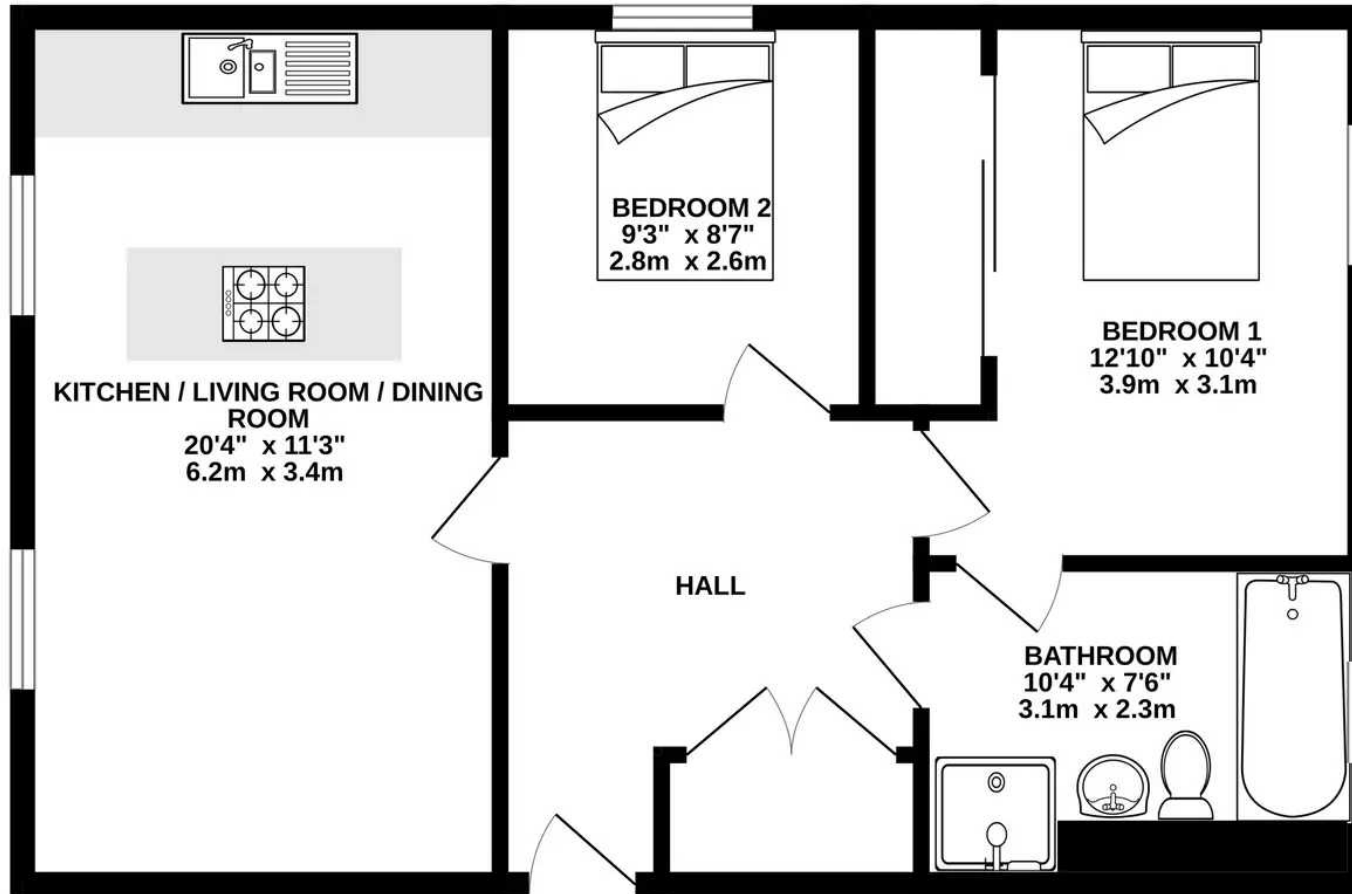
- Tenure: Leasehold
- Service Charge: Approximately £1,400 per year
- Ground Rent: £275 per year
- Lease Length: 235 years remaining
- Uttlesford District Council - Band C - £1,883 per year
- EPC Band: C
- All mains services connected
- Mobile Coverage: Good coverage from all major networks (Ofcom)
- Broadband Coverage: Superfast available, 80 Mbps (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.



SECOND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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