



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England, Scotland & Wales		68	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England, Scotland & Wales		49	76

COUNCIL TAX BAND
Band C

LOCAL AUTHORITY
Uttlesford District Council
Tel: 01799 510 510

No.3 Sun Court, 59 Gold Street, Saffron Walden
Essex, CB10 1EJ

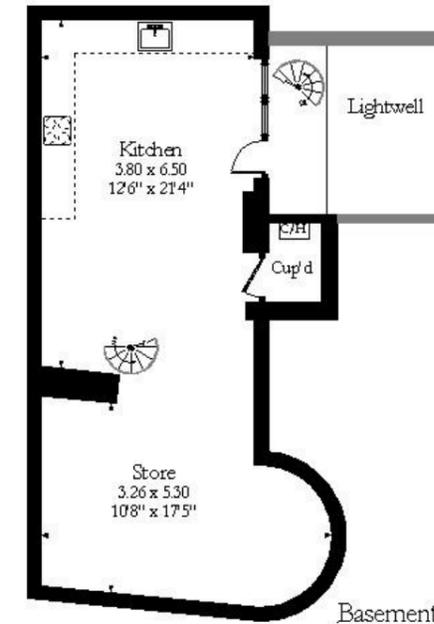
£925 pcm

A stunning, spacious, modern split level apartment set within a private courtyard in the heart of the town of Saffron Walden. As well as being situated within an excellent location, the property also benefits from an allocated parking space. No pets.





3 Sun Court, Gold Street, Saffron Walden
Gross Internal Area 95 m² (1019 ft²) including Basement Store



NOT TO SCALE: For guidance purposes only
Drafted from plans, so dimensions are approx and should be verified by personal inspection

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ACCOMMODATION

This stunning apartment has been maintained to a high standard and is brought to the market in immaculate condition. The property is entranced from a small courtyard and the front door opens onto the first floor. It is split into two levels with the reception room, double bedroom and bathroom occupying the first floor space. The reception is spacious and leads to the bedroom which has fully fitted wardrobes with a mirrored fascia and a window overlooking the courtyard. To the opposite side of the reception room lies the fully tiled bathroom which is modern and consists a panelled bath, sink, WC and separate shower cubicle.

The spiral staircase leads down to the kitchen area which is finished to a high specification and has a range of fitted kitchen cupboards. There is a built in electric oven and hob, dishwasher and washing machine. This large kitchen leads to a further room which could be used as a dining room or snug, tucked away in the corner of the downstairs accommodation.

OUTSIDE

No 3 Sun Court has an off road designated parking space with the added benefit of visitors parking, which is allocated on a first come, first served basis.

FEATURES

- Duplex apartment
- Living room with attractive spiral staircase
- Bathroom with bath and separate shower

- Quiet courtyard location
- Gas central heating
- Large fully fitted modern kitchen
- Allocated parking space
- Visitors parking
- Town Centre
- Available 24th January 2017

LOCATION

Sun Court is located on Gold Street which is considered one of Saffron Walden's prime residential streets ideally situated right in the heart of the historic town of Saffron Walden just a short walk from the market square, the common and 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 twice weekly thriving market. The town and leisure facilities include an 18-hole golf course, 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 access at Junction 8, Bishops Stortford, Stansted Airport is within 19 miles and the University City of Cambridge is within 15 miles to the north.

SERVICES

All main services are connected to the property.

