



36 Bell College Court, South Road,
Saffron Walden, Essex, CB11 3FA

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Offers in Excess of: £400,000
Leasehold
Share of Freehold



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OFFERED CHAIN FREE An exclusive and gated Victorian development that originally formed part of Bell College Language School. Entrance is via video entry system to the impressive communal area and the apartment is located on the first floor which can be accessed by lift or stairs. There is a definite wow factor from the moment you enter the welcoming hallway due to the overall stunning presentation of the property. The well-equipped, fully integrated kitchen is particularly eye-catching with its breakfast bar island and leads on to a light, spacious lounge diner. Both bedrooms are double sized with ample built-in wardrobe space and an en-suite to the main bedroom plus further bathroom.

Externally the residents have use of well-kept communal gardens, allocated parking, secure storage area and visitors parking. The property is only minutes walk from the centre of the historic market town of Saffron Walden with all its amenities including schools, bars, cafe, restaurants and local shops.

There are 953 years remaining on the lease, the service charge is £2,742 per annum and there is no ground rent.

Council Tax Band C. EPC Band B.



Chain Free
Spacious Two Bedroom Apartment
Ensuite & Bathroom
Gated Exclusive Development
Stunning Kitchen with Island
Allocated Parking and Lock Up Storage
Communal Gardens
Minutes Walk to Town Centre
Potential Rental Income £1300 - £1500 PCM

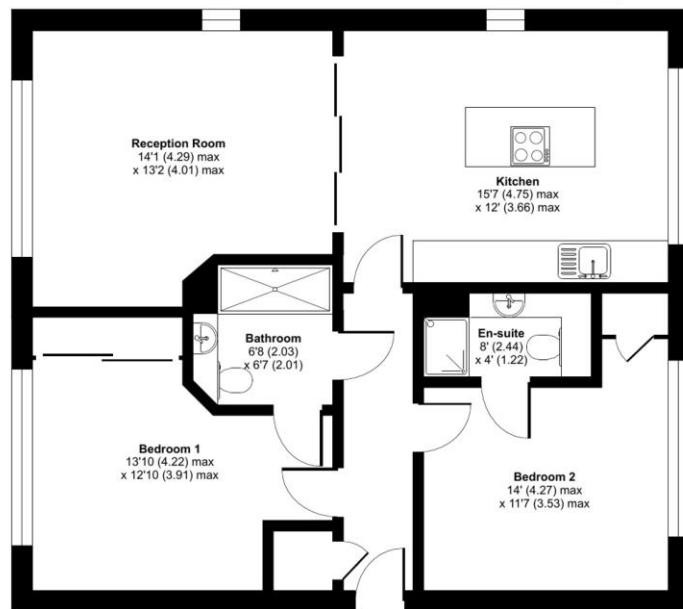
ADDITIONAL INFORMATION

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.

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Approximate Area = 808 sq ft / 75.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhccom 2023. Produced for Intercountry Estate Agents. REF: 1069668



AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. 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 service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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