



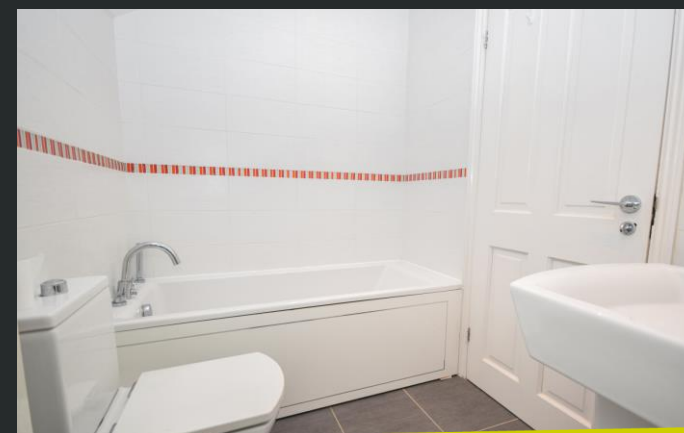
3 Fairycroft Road, Saffron Walden, Essex,  
CB10 1LZ

Offers in excess of: £275,000  
To be advised

[www.intercounty.co.uk](http://www.intercounty.co.uk)



**Intercounty**  
Estate and Letting Agents



Offered to the market in excellent order throughout and set in Saffron Walden town centre, close to the common, is this two bedroom, first floor apartment. This outstanding property benefits from secure gated parking to the rear and offers accommodation comprising entrance hallway, an open plan living area with fully fitted kitchen and integrated appliances, laminate wood flooring and skylight windows. There are two bedrooms, the principal being an excellent size double, with an en-suite shower room. There is also a decked roof terrace which looks to the rear of the property. The second bedroom is a generous single. There is a further family bathroom with shower over the bath.

Further benefits include double glazing throughout, gas central heating and no upper chain.

EPC Band C. Council Tax Band C.

Potential Rental - £1200-1250





## 2 Bedroom Apartment

1st Floor

Parking

Roof Terrace

Close to Common

Double Glazing & Gas Central Heating

No Chain

Potential Rental Income £1275 PCM

EPC Band C & Council Tax Band C

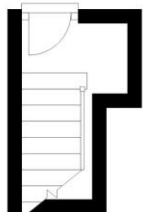
## ADDITIONAL INFORMATION

This is one of two properties currently held on one freehold title. On a sale this will be split into two leasehold titles (if required) for completion of the apartments, with a management company set up, which will be wholly owned by the two property owners.

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.

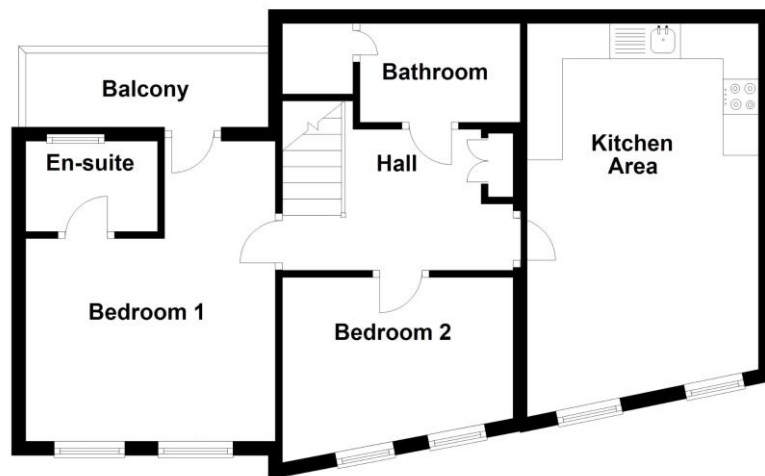
## Ground Floor

Approx. 0.0 sq. metres



## First Floor

Approx. 0.0 sq. metres



For identification purposes only. NOT to scale.  
Plan produced using PlanUp.

**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

57 High Street, Saffron Walden, Essex, CB10 1AA

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