



The Common Rooms, East Street,
Saffron Walden, CB10 1LS



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Common Rooms

Saffron Walden | Essex | CB10 1LS

Guide Price £285,000

- 2 Bedroom Ground Floor Apartment
- Attractive Rear Outlook Over The Common
- Short Walk to The Town Centre
- Off Road Street Parking
- All Mains Services Are Connected
- Offered with no upward chain
- EPC: D
- Council Tax Band: C

The Property

The apartment forms part of the historic Old British Boys School dating back to 1838, ideally situated only a few minutes' walk into the town centre, the property enjoys excellent views over the common.

The Setting

The property is conveniently located in the town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge, and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

The Common Rooms is a stunning and truly individual ground floor apartment with independent ground floor entrance and no communal part. The apartment forms part the historic Old Boys British School, believed to date back to the 1838.





East Street is ideally situated in the heart of the town centre, only a short walk to the market square with a lovely view over the common. This stylish and contemporary apartment offers a fantastic modern living space comprising an entrance hall and utility area, an open plan living room and kitchen, a bathroom and 2 double bedrooms.

Outside

The property benefits from an attractive open rear aspect with views overlooking the common. There are 2 allocated off road parking spaces to the rear of the property.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

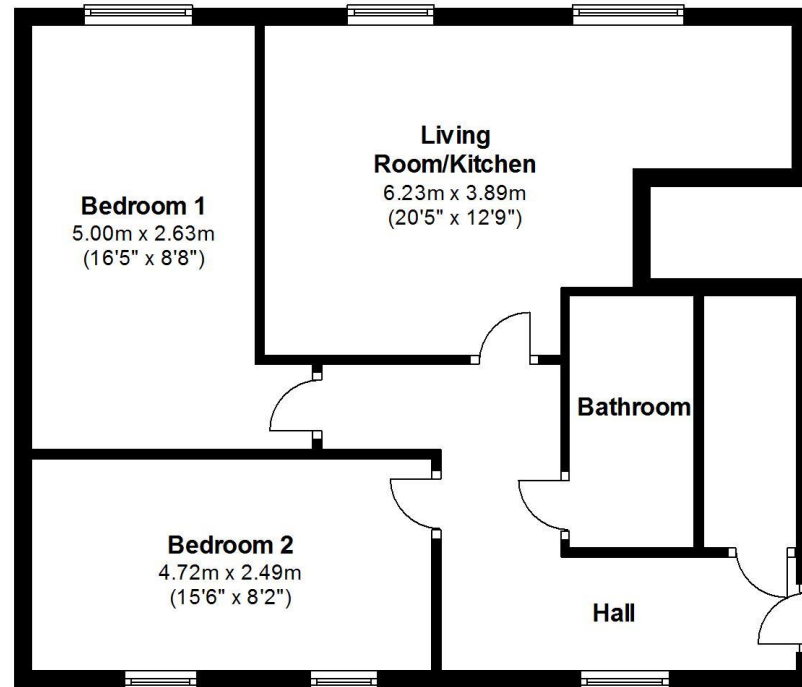
Council Tax

C

Agents Note

The property is currently tenanted until July 2024. The property is therefore available to landlords only at this time.

Ground Floor



Approx. gross internal floor area 65 sqm (700 sqft)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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