



Pottrill
Holland

Property Agents

Flat 10, Hill House, 75 High Street

Saffron Walden

Guide Price £379,995



Flat 10

Hill House, Saffron Walden

10 Hill House is a modern two-bedroom apartment that is one of eleven apartments that have been expertly restored as part of the renovation project at Hill House in 2019. Hill House was once home to 'Mr Saffron Walden', George Stacey Gibson and the building has now been returned to its former glory following the restoration. Hill House has been sensitively modernised throughout, and the communal areas pay homage to the building's fascinating history and feature the grand original staircase.

Apartment 10 is accessed by the south wing's extremely impressive communal wrap-around staircase to the landing area which provides access to apartments 9 & 10.

The internal apartment hall leads to the open plan kitchen/dining/living room, master bedroom, bedroom two and bathroom.

The kitchen area is fitted with fully integrated Bosch appliances, a one-and-a-half stainless steel sink with brushed fittings, and an island which incorporates space for bar stools. The living area features three stunning sash windows, Karndean flooring, a high-speed fibre internet connection and a Virgin/Freeview TV connection.



The principal bedroom is a wonderfully spacious room with ample space for a king-sized bed and wardrobes. Off of the bedroom is an en-suite shower room with Porcelanosa tiling. Bedroom two is also a double room with old-school radiators. The bathroom comprises a bath with a shower connection over, a centrally mounted mixer tap, wash hand basin, WC, chrome heated towel rail and Porcelanosa tiling.

In addition, residents benefit from an enclosed, private courtyard, a bike store and gated parking available with some apartments by separate negotiation.

Agents Note:

Uttlesford District Council – Band D – £1,923.80 PA
Energy Rating: C

Marketing images used from before the current tenant took residency.

Tenure - Leasehold

Lease - 122 years remaining

10-year Structural Warranty

Ground Rent (annual) - £250

Service Charge (annual) - £1,343.64



APARTMENT TEN

SPECS

Two bedrooms •

88 sq m •

947 sq ft •





Pottrill Holland Property Agents

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