



50 Cromwell Road, Saffron Walden  
CB11 4AX



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 50 Cromwell Road

Saffron Walden | Essex | CB11 4AX

## Guide Price £180,000

- A first-floor apartment
- Two bedrooms
- Open plan kitchen/dining/living room
- Garage en bloc
- EPC: D
- Council Tax Band: B

### The Property

A well-proportioned, first floor, two-bedroom apartment conveniently located in a popular residential area which benefits from a garage. The apartment has gas central heating and double glazing.

### The Setting

Cromwell Road is ideally situated on the edge of town but within easy reach of 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 first-floor apartment is accessed via a communal hallway and stairs. The entrance door leads to an entrance porch which in turns leads into the living room, which has a window to the front aspect. On from the living area is the dining area and kitchen. The kitchen has a range of wall and base units with worktops over. There is space for appliances and a built-in storage cupboard. An internal hallway has doors leading to the two bedrooms and a bathroom.

### Services

All mains services are connected.

### Local Authority

Uttlesford District Council



## Floor Plan

Approx. 58.0 sq. metres (624.2 sq. feet)



## Outbuilding

Approx. 12.2 sq. metres (130.8 sq. feet)



**Number of years on lease:**  
88 years remaining

**Annual service charge:** £0

**Annual ground rent:** £50  
P/A

**Additional charges:** £205.00  
buildings insurance, £8.45pcm  
on general maintenance

Total area: approx. 70.1 sq. metres (755.0 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

