



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



## 1 Allard Way, Saffron Walden CB11 3GP

A well-appointed two bedroom ground floor apartment located within this popular development, which ideally positioned in Saffron Walden, within walking distance of the town centre, schools and amenities.

**Guide Price: £255,000**

- Ground floor apartment
- Two bedrooms, bathroom and en suite
- Allocated parking
- Walking distance to the town centre
- Ideal investment opportunity





## ACCOMMODATION

A surprisingly spacious and bright 2-bedroom ground floor apartment, benefitting from open plan living accommodation, two good sized bedrooms, bathroom and en suite shower room. The property further benefits from an allocated parking position close to the entrance, communal gardens and a play park situated close by. This popular development is ideally located in Saffron Walden, within walking distance of the town centre, schools and amenities. In detail, the accommodation comprises:-

### COMMUNAL ENTRANCE HALL

Secure entry door into communal hallway.

### ENTRANCE HALL

With built-in airing cupboard, storage cupboard, oak effect flooring, radiator, security system alarm.

### KITCHEN / SITTING ROOM 21' 9" x 11' 0" (6.63m x 3.35m )

Fitted with a range of base and eye level units with complimentary work surface over, built-in oven with inset four-ring gas hob and stainless steel splash back, extractor hood, integrated fridge/ freezer, integrated washing machine, stainless steel sink and drainer unit, space and plumbing for a dishwasher, concealed gas-fired boiler, two radiators, oak effect flooring.

### LIVING ROOM

Double glazed window, oak effect flooring and radiator.

### BATHROOM

Fitted with a three piece suite comprising panel sided bath, low level, pedestal hand wash basin, heated towel rail.

### BEDROOM 1 11' 6" x 10' 5" (3.5m x 3.18m )

Radiator, fitted double wardrobe, extractor fan.

### EN-SUITE

Comprising walk-in shower, low level wc, pedestal hand wash basin, extractor fan, heated towel rail, tiled flooring.

### BEDROOM 2

Radiator, extractor fan.

### OUTSIDE

The property benefits from an allocated parking space (second along from main entrance door), communal gardens and a play park.

### TENURE

Leasehold - 155 years from March 2012.

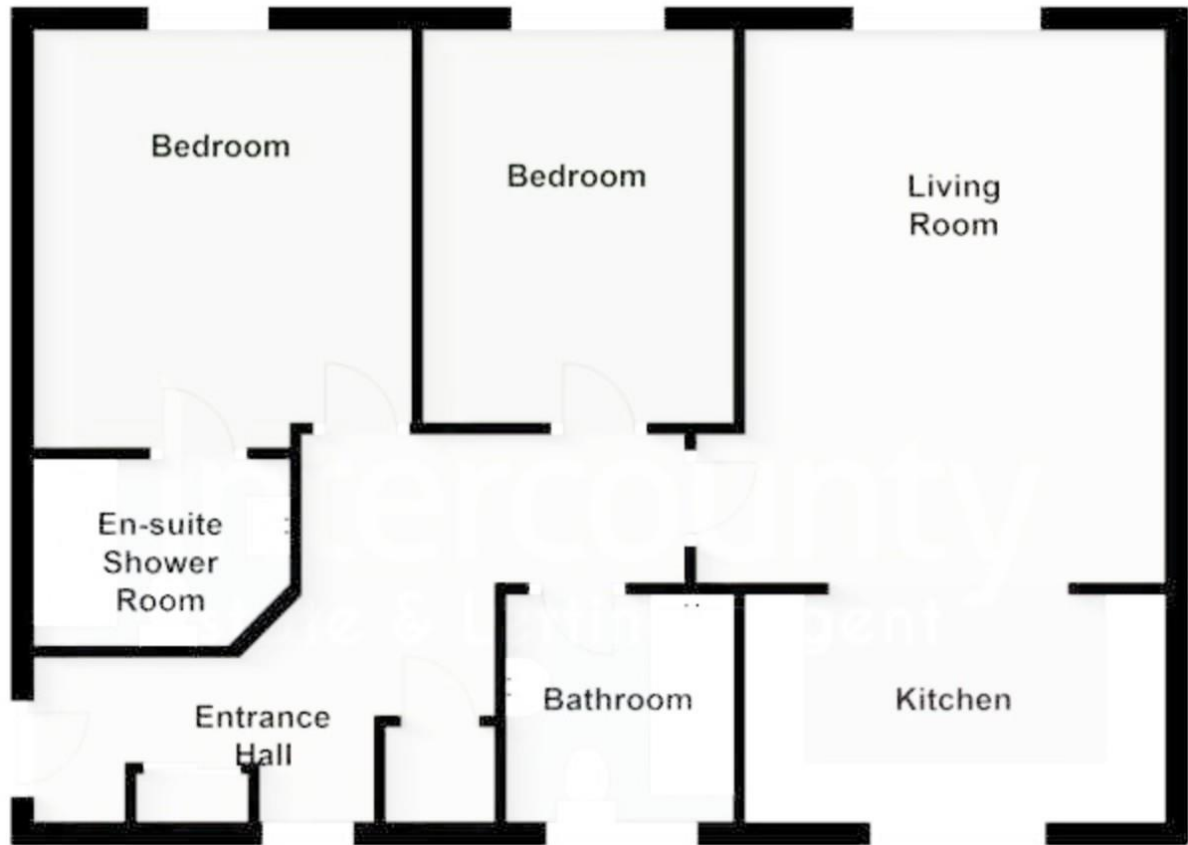
Service charge £113.00 per month approximately.

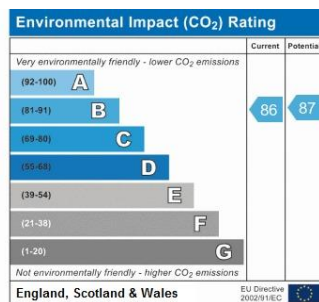
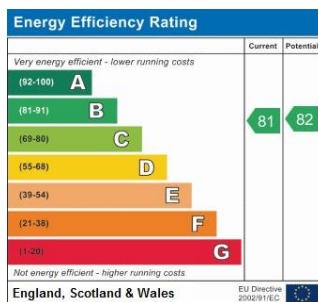
### LOCATION

1 Allard Way is ideally situated close to the heart of the historic town centre offering ease of access to local schooling, recreational facilities and the variety of shops and amenities that Saffron Walden has to offer to include a twice weekly market, a selection of independent retailers and Waitrose and Tesco stores. There are a number of schools including R A Butler, St Thomas More and Saffron Walden County High School which is now an Academy School. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 mins for the Victoria Line. Alternatively, the M11 can be accessed at junction 8 & 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

## Ground Floor

Approx. 62.9 sq. metres (676.7 sq. feet)





## COUNCIL TAX BAND

Tax band C

## TENURE

Leasehold

## LOCAL AUTHORITY

Uttlesford District Council

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