



The Common Rooms, 3A The Boys British School  
Saffron Walden, CB10 1LS



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# The Common Rooms, 3A The British Boys School

East Street | Saffron Walden | CB10 1LS

Guide Price £280,000

- A two bedroom ground floor apartment
- Grade II listed
- Open plan living
- Attractive rear outlook over The Common
- Short walk to the town centre
- Allocated parking
- Offered with no upward chain
- EPC: D / Council Tax Band: C

## The Property

A Grade II listed two-bedroom ground floor apartment which 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 wonderful views over the common with off street parking and no onward chain.

## 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

In detail the property comprises an independent ground floor entrance leading to an entrance hall with built in storage cupboard currently used as an utility area and doors to the adjoining rooms. A superb open plan living room / kitchen is fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. Integrated appliances include hob with extractor fan over and oven. Bedroom one is a double room with window to rear aspect. Bedroom two is a double room with window to front aspect. The family bathroom comprises panelled bath with shower attachment over, W.C, wash hand basin and heated towel rail.





### Outside

The property benefits from an attractive open rear aspect with views overlooking the common. There is one allocated off-road parking space to the rear of the property.

### Services

All mains services are connected. Superfast broadband is available and mobile signal is likely.

**Tenure** – Leasehold, approximately 180 years

**Service Charge** – No service charge or ground rent

**Property Type** – Ground floor apartment

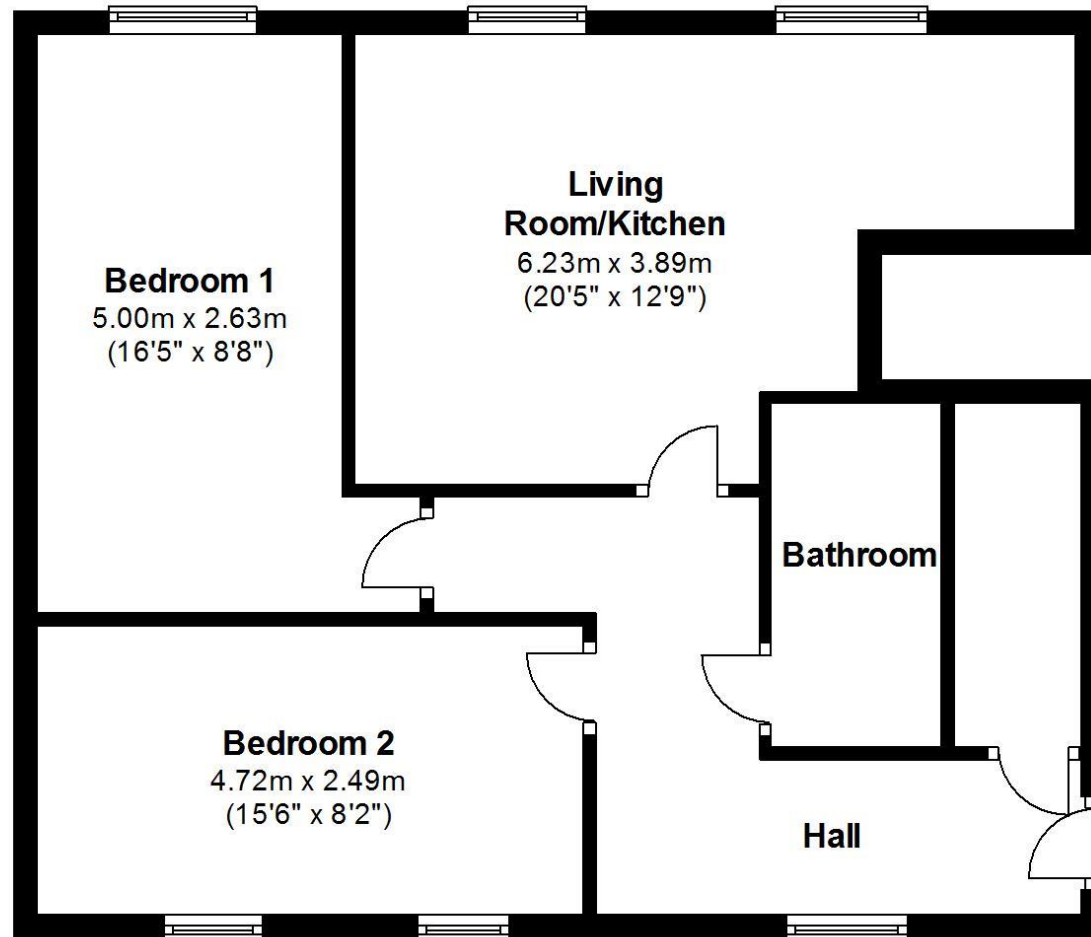
**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford district council

**Council Tax** - C



## 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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