



35 Bell College Court, Saffron Walden  
CB11 3FA



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



# 35 Bell College Court

Saffron Walden | Essex | CB11 3FA

## Guide Price £400,000

- Luxury Apartment
- Allocated & Visitors Parking
- Communal Gardens
- External storage space
- Two Double Bedrooms
- Two Bathrooms
- Share of Freehold
- Short Walk To The Town Centre

### The Property

This spacious top floor, triple aspect apartment, forms part of a c 12 year old development of apartments, in a Victorian block, previously the Bell College Language School. The property offers modern amenities. A video entry system allows access to a communal entrance hallway, with lift and stairs. The apartment itself has a fully integrated kitchen/dining area, a light and spacious living room and 2 double bedrooms with built in wardrobes, an ensuite to the principal bedroom and a further bathroom, both with underfloor heating and heated towel rails.

### The Setting

Located just off South Road, it is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes.

### The Accommodation

A long hallway, with video entry phone, an alarm system, a cupboard housing the pressurised water and heating systems, leads to a large well-appointed cloakroom and the two bedrooms. The principal ensuite is of particular good size with both a bath and shower unit. The second bedroom has an ensuite shower room, equally well-appointed and tiled with large wall mirror and downlighting. With deep internal windowsills, due to the conversion of an older building and a pretty bay window to the master bedroom, the apartment is flooded with good natural light to all rooms. The kitchen/dining/living room is extremely well designed with flexibility of use in the main living area and opens to a kitchen area fitted with a high-quality range of wall and base units with quartz worktops. Appliances include an integrated





Siemens cooker and microwave with induction hob with extractor fan over and Apell fridge/freezer, washer dryer and dishwasher. There is plenty of storage and deep pan drawers.

### Outside

The development is entered via wrought iron gates which are electrically operated and there is a large expanse of brick paved parking with this property owning 2 parking bays marked with an 'F'. There is a communal entrance door leading to the communal hallways, staircase and a lift. This part of the development backs onto well attended communal gardens and the property also has the benefit of a lockable 3m x 1.5m storage cage (6), on the ground floor of the main building, which also houses the communal waste facility. With no onward chain we highly recommend a viewing of this fabulous apartment to fully appreciate what it offers. If you are looking to downsize or a 'lock up and leave' type property we feel this apartment is certainly worth a viewing. Current lease is 999 years from 1 April 2019 plus a share of the freehold.



### Services

Mains gas, water and electric are connected. Heating is gas fired. Superfast broadband is available & mobile signal is likely.

**Tenure** – Share of freehold

**Property Type** – Share of freehold apartment

**Local Authority** – Uttlesford District Council

**Council Tax** –C

### Agents Note

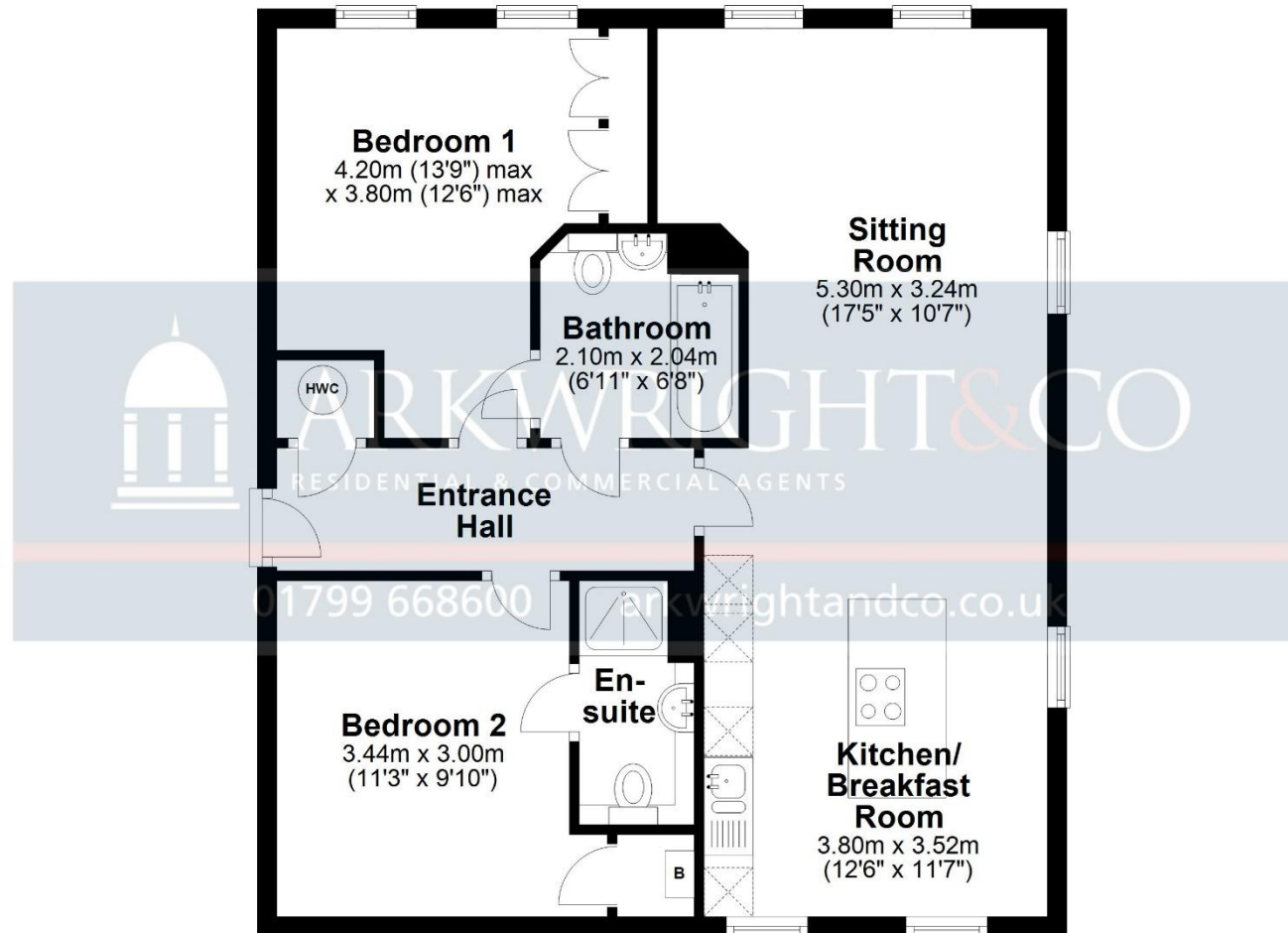
Annual service charge is £2,743.78 per annum (Sinking fund in place for external redecoration).





## Floor Plan

Approx. 72.3 sq. metres (778.0 sq. feet)



Total area: approx. 72.3 sq. metres (778.0 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

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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