



17 The Old Cement Kilns, Thaxted Road
CB10 2UQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

17 The Old Cement Kilns

Thaxted Road | Saffron Walden | CB10 2UQ

Guide Price £285,000

- Spacious two-bedroom, two-bathroom property
- Top floor apartment with private balcony
- Accommodation over two floors
- Principal bedroom with ensuite bathroom
- Open plan kitchen/dining
- Allocated parking for one vehicle
- One mile walk to the town centre
- EPC: D / Council Tax Band: D

The Property

A superb top floor two-bedroom, two-bathroom duplex apartment with well-proportioned accommodation throughout. In addition, there is allocated parking and private balcony.

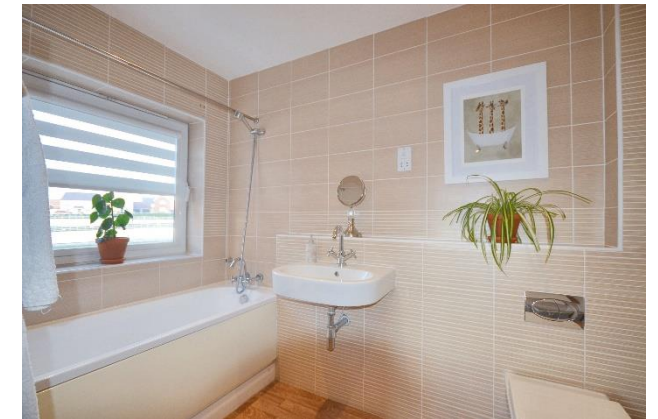
The Setting

The Old Cement Kilns is conveniently situated to the South of Saffron Walden 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.

The Accommodation

In detail the property is accessed on the first-floor where you enter into a generous living room with stairs leading down to the ground floor, doors to the adjoining rooms and access to the balcony with wonderful countryside views. The superb dual aspect kitchen/diner is fitted with a matching range of eye and base level units with integrated appliances including an electric hob with extractor fan over, oven and dishwasher. There is ample space for a dining table and sitting area. A study with window to front aspect completes the first floor. The ground floor landing provides access to an understair storage cupboard and doors to the adjoining rooms. The generous principal bedroom has a window to front aspect, built in wardrobes and door to the en suite bathroom. Comprising panelled bath with shower attachment over, W.C and wash hand basin. Bedroom two is a double room with window to front aspect, large built-in cupboard and door to en suite. Comprising shower enclosure, W.C and wash hand basin.





Outside

The property benefits from a good size balcony providing an excellent space for entertaining with attractive far-reaching views. There is one allocated parking space and extensive communal car parking for residents and visitors.

Services

Mains water, electric and drainage are connected. Electric fired central heating. Superfast broadband is available and mobile signal is likely.

Local Authority

Uttlesford District Council

Tenure

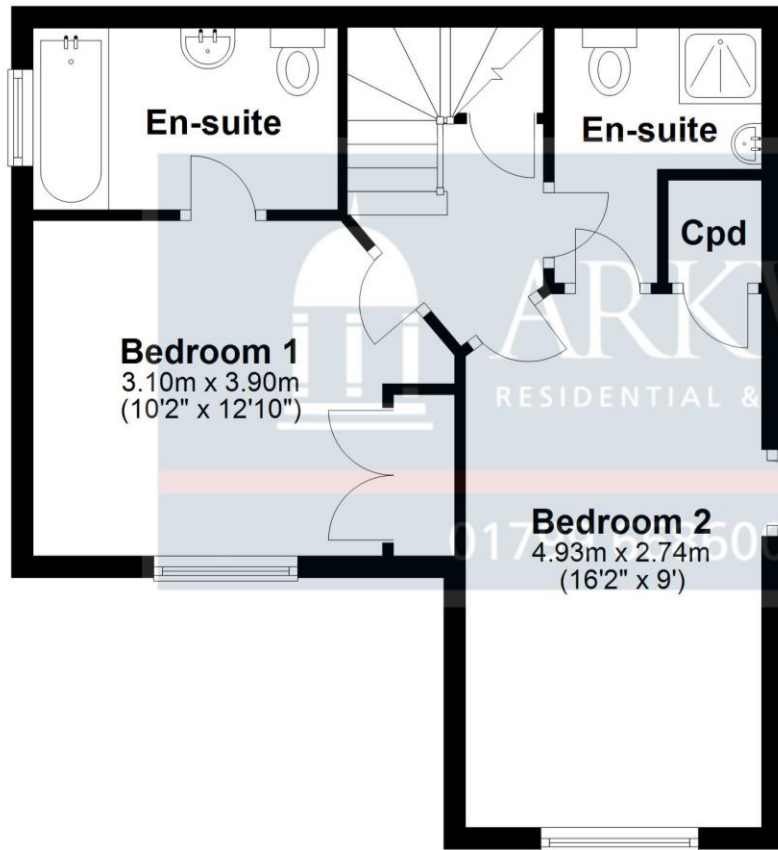
Leasehold, 106 years left on lease

Ground rent £100 p.a. / Service charge £984 p.a.



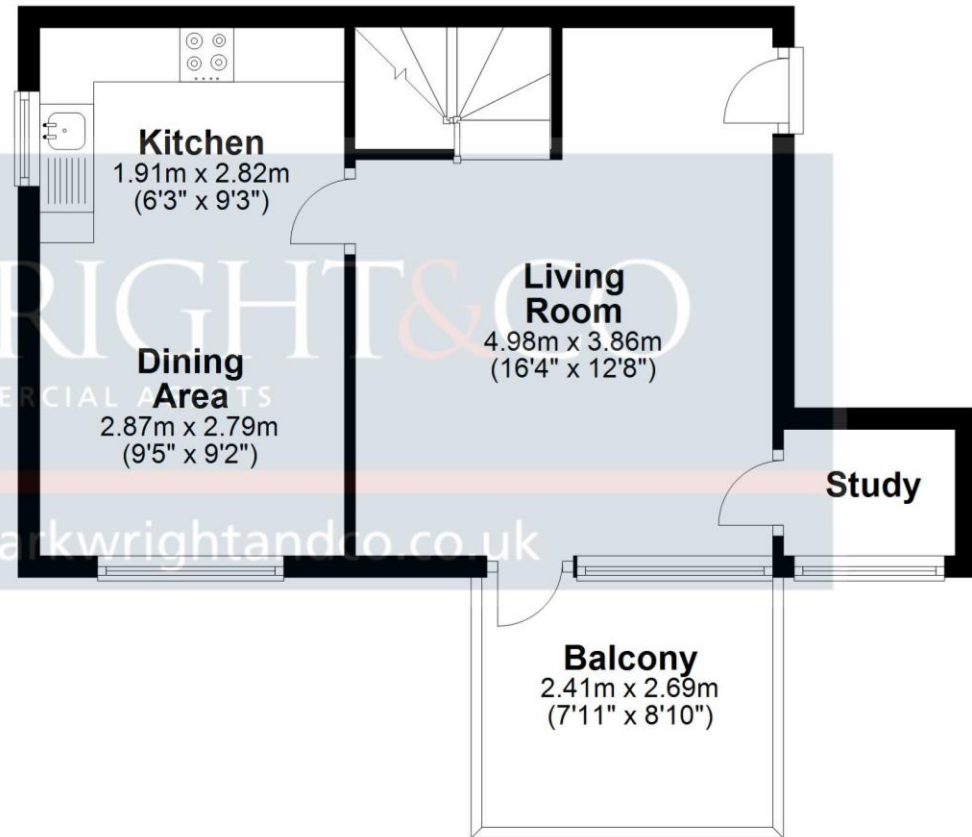
Ground Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



First Floor

Main area: approx. 35.0 sq. metres (376.2 sq. feet)
Plus balconies, approx. 6.5 sq. metres (69.8 sq. feet)



Main area: Approx. 74.7 sq. metres (804.3 sq. feet)

Plus balconies, approx. 6.5 sq. metres (69.8 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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