



13 Water Tower Place, Saffron Walden  
CB11 4GA



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 13 Water Tower Place

Saffron Walden | Essex | CB11 4GA

## Guide Price £66,000

For a 30% share

- A first-floor, one bedroom apartment
- Good size living room with balcony
- Well-presented throughout
- Allocated parking
- No onward chain
- Well Regarded Development
- EPC: C
- Council Tax Band: B

### The Property

A nicely presented one bedroom, first floor apartment located 0.5 miles from the town centre. Benefiting from a balcony, which provides outside space, allocated parking and is offered with no upward chain.

### The Setting

Water Tower Place is located around 0.5 miles away from the town centre. 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's leisure facilities include an 18-hole golf course, a cinema, and an 800-seat concert hall. 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. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

### The Accommodation

In detail the property comprises a communal hallway, with the entrance door opening into the apartments hallway. There is a deep storage cupboard in the hallway and doors leading to the main bathroom, comprising a built in vanity unit with W.C and wash hand basin incorporated, panelled bath with shower attachment over and heated towel rail. The generous principal bedroom benefits from a window to front aspect and built in storage. There is an open plan lounge/diner with patio doors leading to a private balcony. The kitchen is fitted with a matching range of eye and base level units with complimentary worktops over with sink unit incorporated. Integrated appliances include oven, gas hob with extractor fan over and there is space and plumbing for a washing machine.



## Services

Mains water, electric and drainage is connected. Gas fired central heating. Superfast broadband is available and mobile signal is good.

**Tenure** – Leasehold

**Length of Lease** – 113 years remaining

**Monthly Rent** - £300.68 (Next rental increase April 2024)

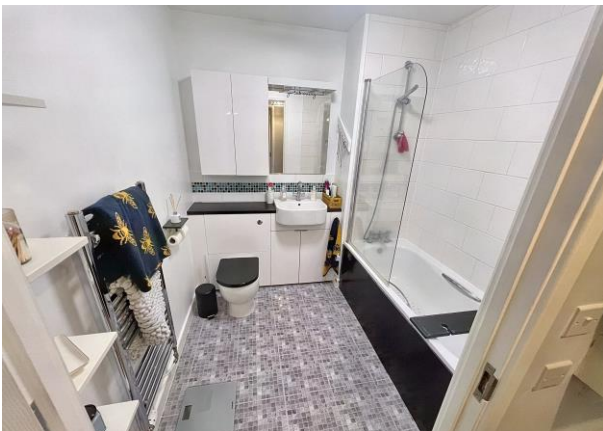
**Service Charge** - £97.91 (including buildings insurance)

**Ground Rent** – Not applicable

**Property Construction** – Brick built

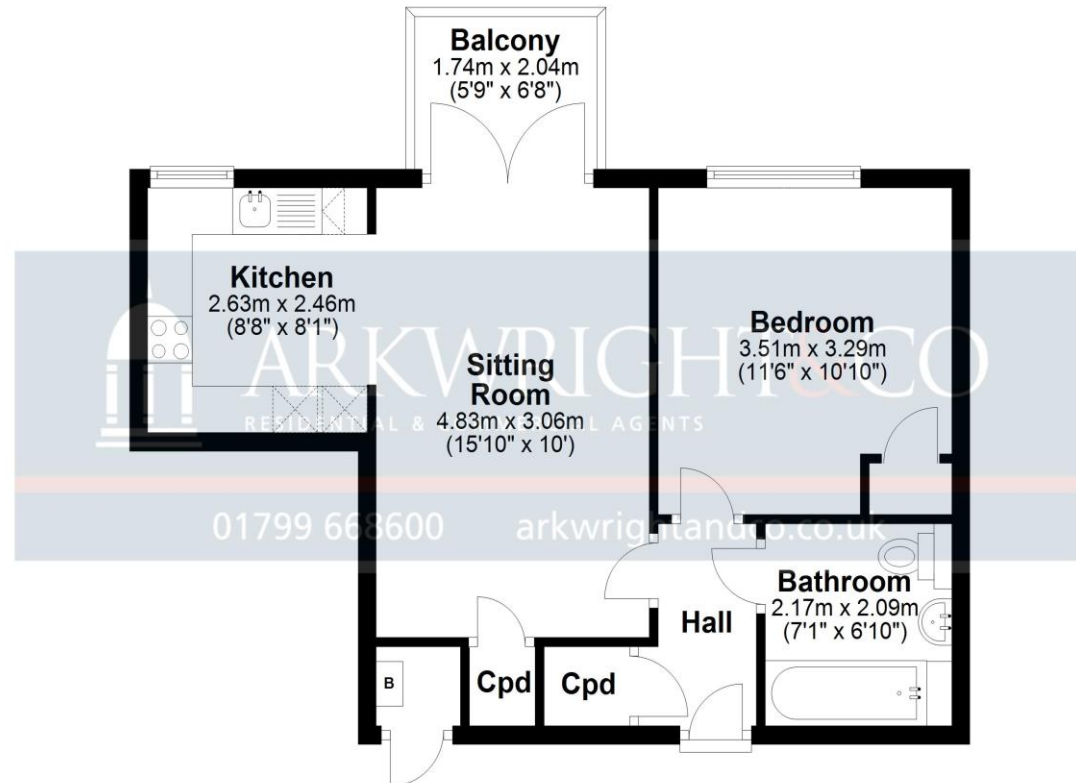
**Local Authority** – Uttlesford District Council

**Council Tax** - B



## Ground Floor

Main area: approx. 44.0 sq. metres (473.8 sq. feet)  
Plus balconies, approx. 3.6 sq. metres (38.2 sq. feet)



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Floor plan for guidance only  
Plan produced using PlanUp.