



36 The Spike, Radwinter Road
CB11 3GA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

36 The Spike

Radwinter Road | Saffron Walden | CB11 3GA

Guide Price £240,000

- A well-proportioned Grade II listed top floor apartment
- Two double bedrooms
- Recently decorated and new carpets throughout
- Principal bedroom with en-suite
- Two allocated parking spaces and visitor parking
- Communal, landscaped gardens
- Walking distance to amenities and the town centre
- Available with no upward chain

The Property

A spacious two-bedroom, two-bathroom Grade II listed top floor apartment, part of a former Victorian Workhouse converted in the 1990's within walking distance of the town centre with allocated parking and offered with no upward chain.

The Setting

The Spike is conveniently situated to the East 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 which include a twice weekly market, a selection of independent retailers along with a Waitrose and Tesco stores. There are a number of schools including R A Butler, St Thomas Moore 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 via a communal entrance with a secure entry phone system. An entrance hall has floor-to-ceiling storage cupboard and doors into the adjoining rooms. The living room is complemented by wall lights and a built-in airing cupboard. The kitchen boasts a range of recently updated base and eye-level units with work surface over and sink unit incorporated. There is a built-in oven and hob with space and plumbing for appliances and features a new electric heater for comfort.

The main bedroom includes fitted wardrobes and an en-suite shower room with a shower enclosure, with new electric shower unit, wash hand basin, WC and heated towel rail. The second bedroom benefits from a TV aerial point, telephone point, and electric heating. The family bathroom comprises a panelled bath with a shower attachment over, wash hand basin, WC and heated towel rail.





Outside

The property enjoys well-maintained communal gardens with mature trees, shrubs, and a brick-built bicycle shed. There are two allocated parking spaces, plus further shared visitor parking.

Services

Mains electric, water and drainage are connected. Heating via electric storage heaters and domestic hot water provided by a new immersion heater with descaler. Ultrafast broadband is available and mobile signal is likely.

Tenure – Leasehold – 99 years remaining - The annual service charge is £3,145.20 and ground rent is £240.48 per annum.

Property Type – Top floor apartment

Property Construction – Slate roof, masonry construction

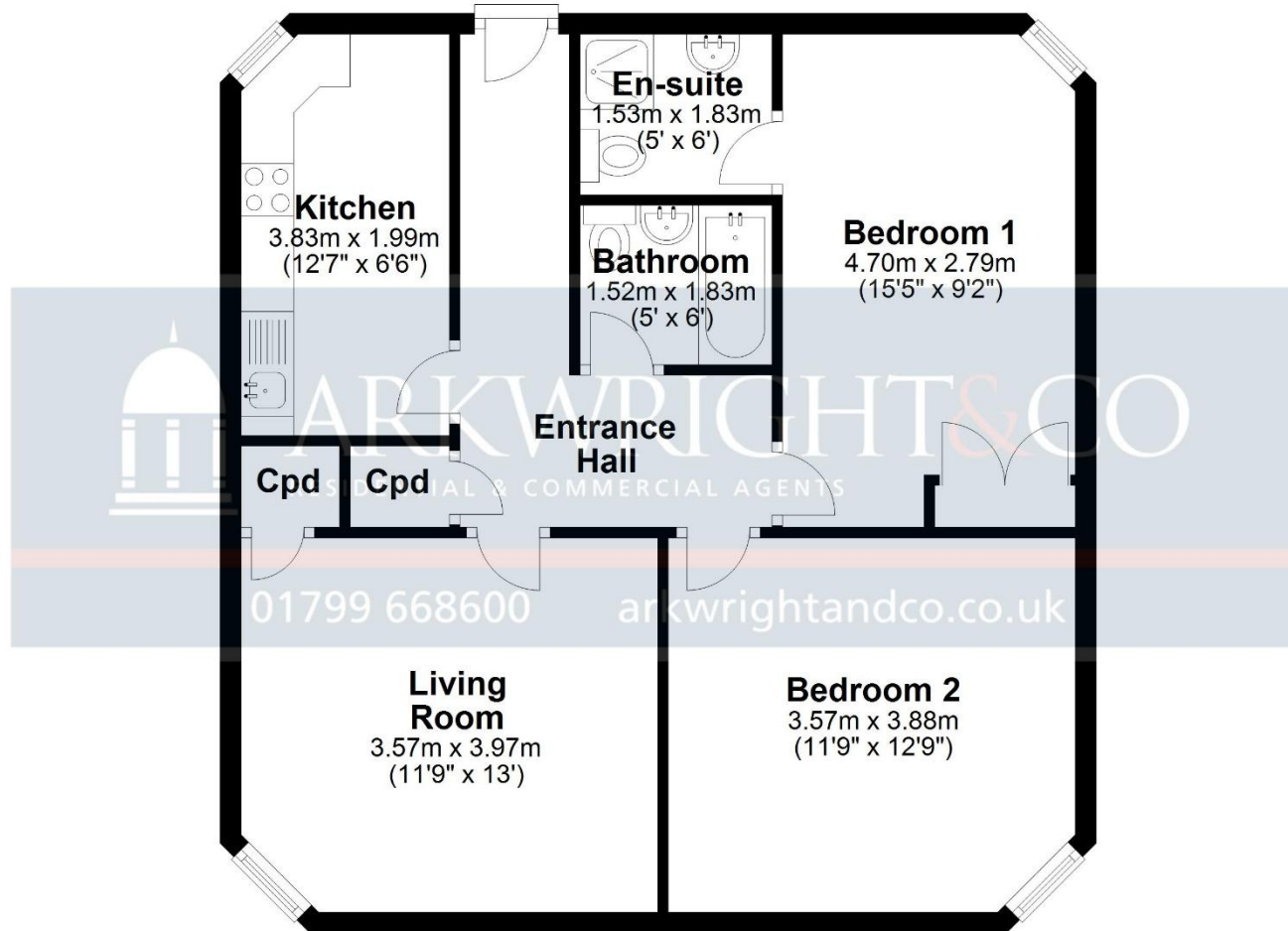
Local Authority – Uttlesford District Council

Council Tax - D



Floor Plan

Approx. 65.4 sq. metres (703.5 sq. feet)



Total area: approx. 65.4 sq. metres (703.5 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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS