



6 The Maltings, Saffron Walden
CB10 1DY



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

6 The Maltings

Saffron Walden | Essex | CB10 1DY

Guide Price £240,000

- A well-proportioned one-bedroom property, which was formally two bedrooms
- No upward chain
- Popular residential location
- Secure gated parking and communal gardens
- Potential rental income circa £1100 pcm
- EPC: E / Council Tax Band: B

The Property

A well-appointed, generous top floor apartment with secure parking, ideally located within walking distance of the town centre. Offered with no upward chain.

The Setting

The Maltings is situated in the heart of town. Saffron Walden is a thriving market town with a good range of local shops, coffee shops, restaurants and a twice weekly market and is situated for local schooling including the infant and junior schools of Katherine Semar and secondary school Saffron Walden County High both of which gained outstanding OFSTED reports. Audley End station is within 2 miles and provides a regular service to London's Liverpool Street station (in just under an hour). Alternatively, the M11 can be accessed at Junction 8, Bishop Stortford or at Junction 9, Great Chesterford. Stansted Airport is within 19 miles and for more extensive shopping and schooling facilities, the university city of Cambridge is within 15 miles.

The Accommodation

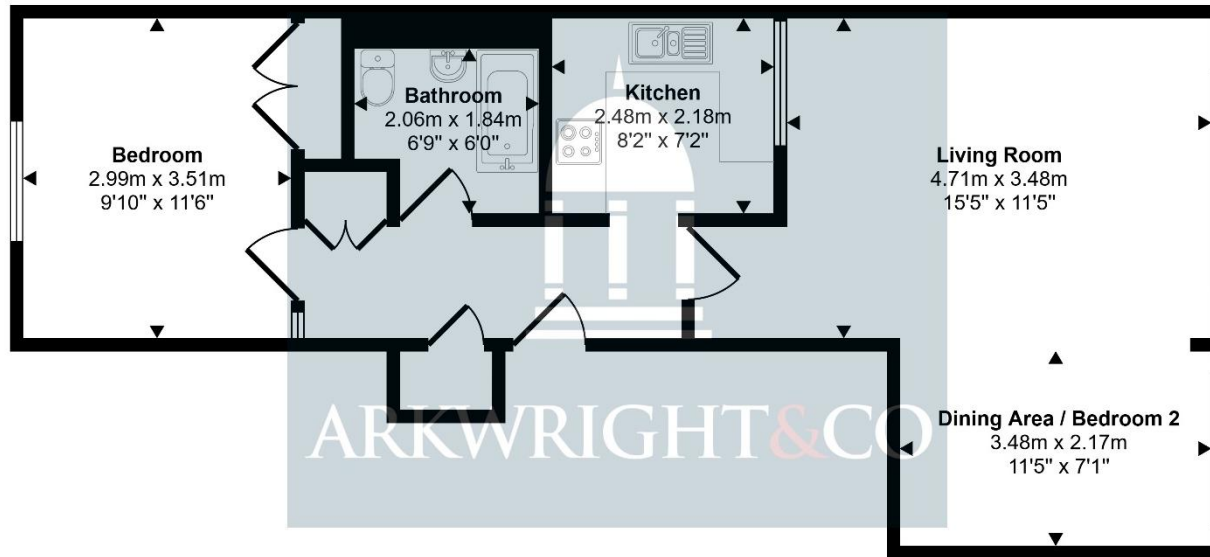
In detail the property comprises an entrance hallway with two large built in storage cupboards, access to a large loft with ample storage space and doors to the adjoining rooms. The generous L shaped living room is filled with natural light from two large windows overlooking the garden area, originally this was separated into a lounge and second bedroom and this could easily be put back to its original state (subject to any required permissions). The kitchen is fitted with a matching range of eye and base level units with wooden worksurface over and sink unit incorporated. There is an integrated oven and hob with extractor fan over. There is space and plumbing for white goods. There is a double bedroom set at the front looking on to the High Street with built in wardrobe. The bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

Outside

The property is accessed via a secure communal gate and intercom entry system. There are attractive gardens which are nicely planted and well maintained formed within the inner courtyard area. Parking is also available accessed from Gold Street, although no bays are formally allocated.



Approx Gross Internal Area
55 sq m / 595 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Services

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

Local Authority

Uttlesford District Council

Tenure

Share of Freehold – The lease has approximately 980 years remaining. The freehold of the block is owned by the residents & was purchased in 2005, at which point a 999 year lease was granted.

Service Charge

Management fees are £1,620 per annum.





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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