



7 Clay Pit Piece, Saffron Walden
CB11 4DR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

7 Clay Pit Piece

Saffron Walden | Essex | CB11 4DR

Guide Price £165,000

- A well proportioned first floor apartment
- Residents' parking and communal gardens
- Generous sitting/dining room
- Close to local amenities and schooling
- Well fitted kitchen
- Popular residential location
- Double bedroom
- Excellent buy to let opportunity, with potential income for £850 pcm

The Property

A well presented, first floor one bedroom apartment on south side of the town and convenient for Audley End station and links to both Cambridge and the M11 with the benefit off road parking and communal gardens.

The Setting

Clay Pit Piece is located on the edge of town and ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

In detail the accommodation comprises an entrance hall with doors to the adjoining rooms. To the right is the open plan sitting/dining room with a large window. The good size kitchen is fitted with a matching range of eye and base level units with space and plumbing for appliances. There is two built in storage cupboards, one housing the hot water cylinder. Bedroom one is a double room with a window drawing in natural light. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

Outside

The property has the benefit of communal gardens and off-street parking area.





Services

Mains electric, water and drainage are connected. Heating is electric storage heaters. Ultrafast broadband is available and mobile signal is likely.

Tenure – Leasehold, 92 years remaining

Service Charge – Approximately £95.15 per month, Ground Rent £250.00 yearly

Property Type – First floor apartment

Property Construction – Brick and timber with tiled roof

Local Authority – Uttlesford District Council

Council Tax – B

EPC Rating– D

