

7 Clay Pit Piece, Saffron Walden CB11 4DR



## 7 Clay Pit Piece Saffron Walden | Essex | CB11 4DR

# Guide Price £165,000

- A well proportioned first floor apartment
- Generous sitting/dining room
- Well fitted kitchen
- Double bedroom

- Residents' parking and communal gardens
- Close to local amenities and schooling
- Popular residential location
- 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.





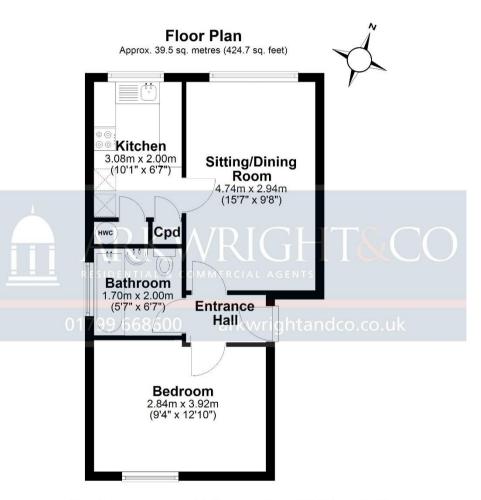




## Services

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



Total area: approx. 39.5 sq. metres (424.7 sq. feet)