



42 The Spike, Radwinter Road
CB11 3GA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

42 The Spike

Radwinter Road | Saffron Walden | CB11 3GA

Guide Price £225,000

- A well-presented one bedroom, top floor apartment
- Grade II listed
- Generous, dual aspect living room
- Open plan kitchen/breakfast room
- Good size double bedroom
- Allocated parking space and visitor parking
- Communal, landscaped gardens
- Walking distance to amenities and the town centre
- Offered with no upward chain

The Property

A well proportioned one bedroom apartment, situated in this historic and desirable development. This former work house which is Grade II Listed, dating back to the 1830s when it was built as a union work house before later becoming the Saffron Walden Community Hospital. The Spike residential development was converted in the late 1990s and is ideally located just on the outskirts of Saffron Walden's historic market town centre, 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 comprises a welcoming entrance hall which provides access to all principal rooms and includes a cloak cupboard, airing cupboard, hatch to the loft, and an entry phone system. The reception space is bright and well-proportioned, enjoying a double aspect with two large feature windows to the front and additional side windows, allowing for a generous flow of natural light. The kitchen/breakfast room is fitted with a range of both base and eye-level cabinetry with complementary work surfaces. There is a one-and-a-quarter bowl stainless steel sink, electric oven and hob with extractor above, and space and plumbing for a washing machine, fridge and freezer. A side-facing window offers further natural light.





The double bedroom overlooks the communal gardens to the rear and benefits from a built-in double wardrobe. The bathroom is fitted with a panelled bath with shower over, WC, wash hand basin and electric panel heater and extractor fan.

Outside

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

Services

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

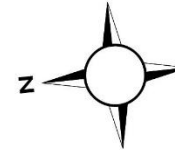
Tenure – Leasehold – 99 years remaining - The annual service charge is approximately £3,200 and ground rent is £240.00 per annum.

Property Type – Top floor apartment

Property Construction – Slate roof, masonry construction

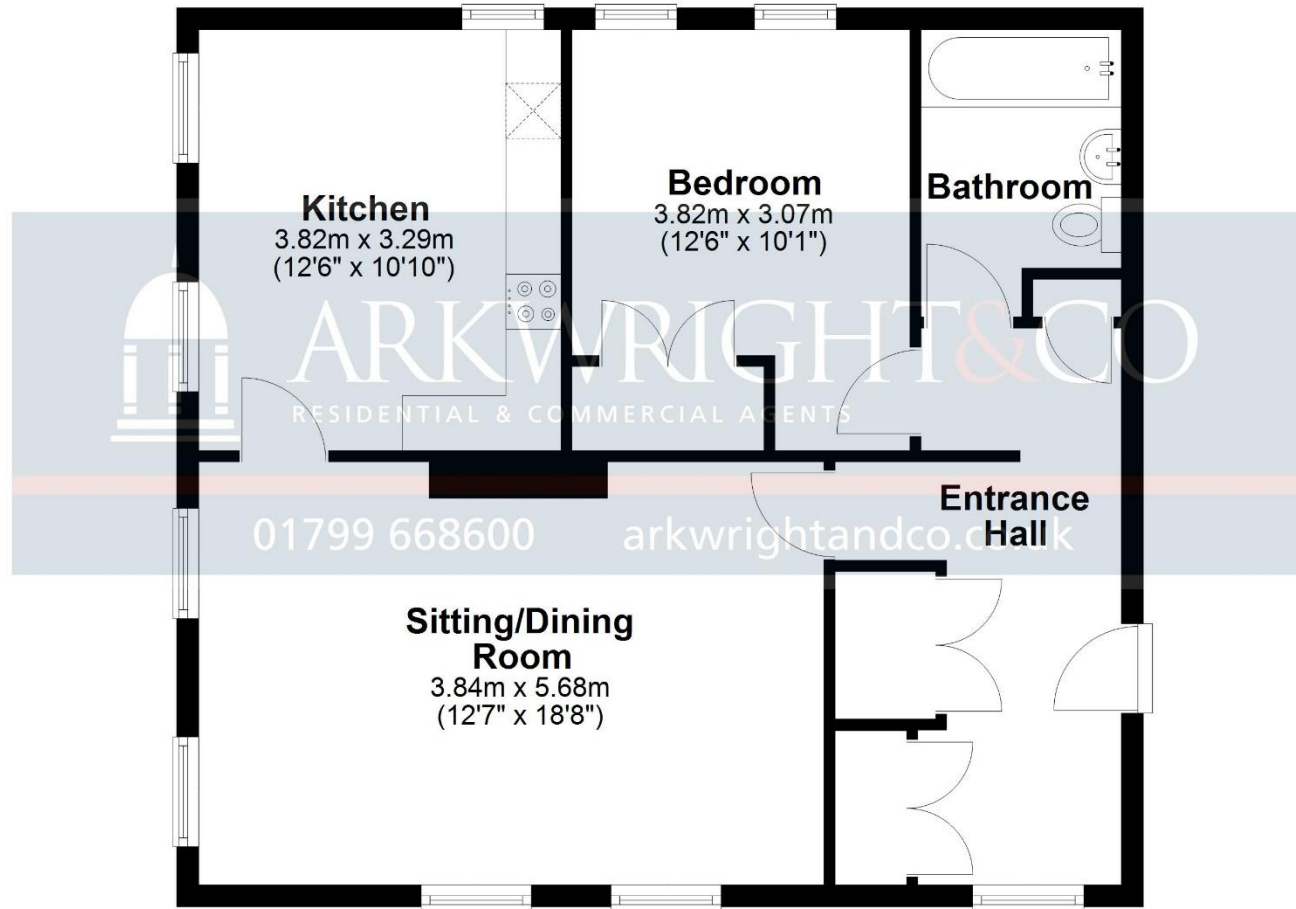
Local Authority – Uttlesford District Council

Council Tax - C



Floor Plan

Approx. 65.0 sq. metres (700.0 sq. feet)



Total area: approx. 65.0 sq. metres (700.0 sq. feet)

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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