



5 The Spike, Radwinter Road
CB11 3GA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

5 The Spike

Radwinter Road | Saffron Walden | CB11 3GA

Guide Price £325,000

- A well-proportioned three bedroom Grade II listed penthouse apartment
- Two allocated parking spaces and visitor parking
- Spacious living accommodation with open plan living / dining area with tall ceilings
- South facing terrace and communal, landscaped gardens
- Recently decorated and new carpets throughout
- Walking distance to amenities and the town centre
- Principal bedroom with en-suite
- Available with no upward chain

The Property

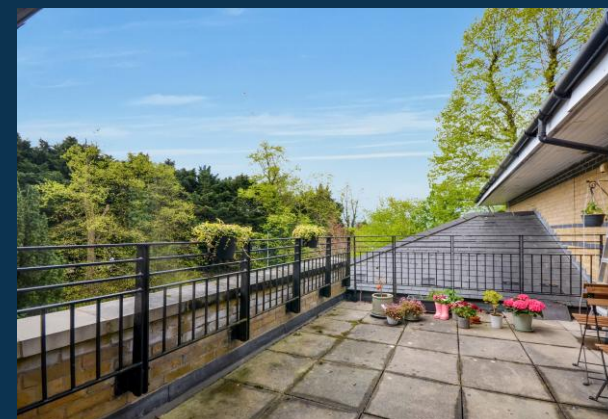
A spacious, three bedroom, two bathroom Grade II listed penthouse apartment situated in this historic and desirable development originally dating back to the 1830s and converted in the late 1990s. Ideally located just on the outskirts of Saffron Walden town centre with off road parking, south facing terrace 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 apartment is approached via a spacious entrance hall with access to a cloak cupboard, airing cupboard and loft, along with an entry phone system. The sitting/dining room is a generous and light-filled space with French doors opening onto a south-facing roof terrace—an ideal spot for morning coffee or evening relaxation. The kitchen is fitted with a range of base and eye-level cabinetry, featuring a brand new integrated oven and hob with extractor fan above, fridge/freezer, washing machine and a front-facing window. The principal bedroom benefits from a double fitted wardrobe and an en suite shower room comprising a shower cubicle, wash hand basin and WC. Two further bedrooms





offer flexible accommodation, both with rear aspect windows, one with fitted storage. A family bathroom serves the apartment with a panelled bath with shower attachment over, wash hand basin, WC and heated towel rail.

Outside

The apartment benefits from a superb outside space which is paved and South facing. In addition, the development offers communal gardens which are predominately laid to lawn. The apartment benefits from having two allocated parking spaces and there is also visitor parking and a bicycle shed in the grounds.

Services

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

Tenure – Leasehold – 99 years remaining - The annual service charge is £2791.25 and ground rent is £300.62 per annum.

Property Type – Top floor apartment

Property Construction – Brick built with tiled roof

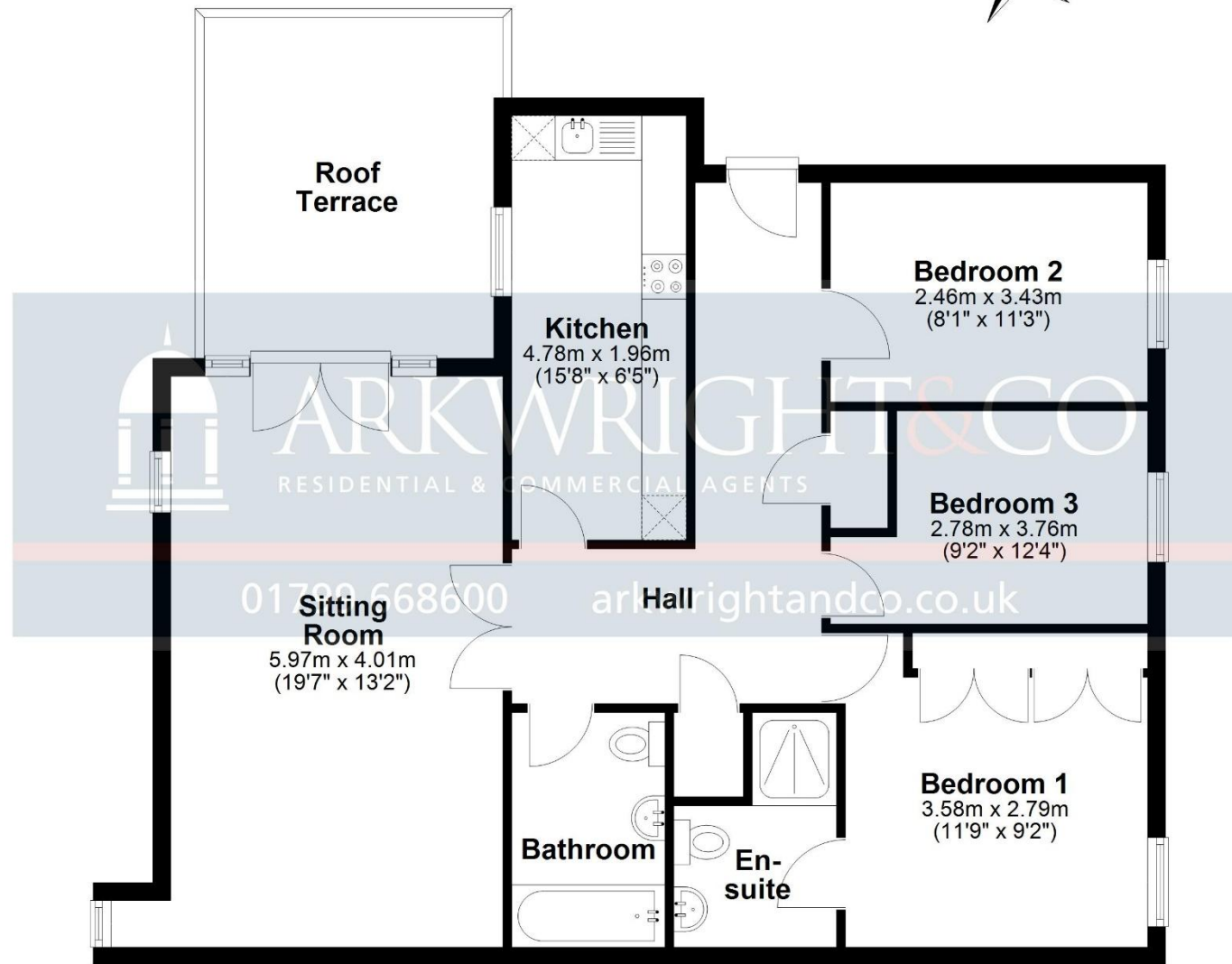
Local Authority – Uttlesford District Council

Council Tax - E



Floor Plan

Approx. 86.0 sq. metres (925.8 sq. feet)



Total area: approx. 86.0 sq. metres (925.8 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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS