



Bell College Court, Saffron Walden, CB11 3FA



## Bell College Court

South Road, Saffron Walden,  
CB11 3FA

A top floor, three bedroom apartment forming part of a handsome former language school. The property offers well-proportioned accommodation and abundance of natural light, together with allocated off street parking and a useful storage cage.

### LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

3 2 1

Guide Price £499,950





## BELL COLLEGE COURT

Bell College Court is a high quality development of a former school building with additional new buildings. The apartment is one of the apartments crafted from the Victorian grandeur of the main school building.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

A spacious hall with lift system to the lower ground floor and storage cages and lift and staircase to the first and second floor apartments.

## SECOND FLOOR

### PRIVATE ENTRANCE DOOR

To:

### ENTRANCE HALL

Doors to adjoining rooms.

### SITTING/DINING ROOM

Double glazed windows to the front aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with quartz worktop space over, stainless steel sink, four ring induction hob with extractor hood over, microwave, electric oven, fridge freezer, dishwasher and washer/dryer. Double glazed window to the front aspect and Velux window providing a good degree of natural light.

### BEDROOM 1

Fitted wardrobes and a pair of double glazed French doors opening to a Juliet balcony. Door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, panelled bath with shower over, underfloor heating and heated towel rail.

### BEDROOM 2

Fitted wardrobes and double glazed window to the rear aspect. Door to:

### SHOWER ROOM

Comprising ceramic wash basin, low level WC, shower

enclosure, underfloor heating, heated towel rail and Jack and Jill door leading from both bedroom 2 and the hall.

### BEDROOM 3

Double glazed window to the rear aspect.

## OUTSIDE

The apartment is conveniently located within walking distance of the town centre, schools and local amenities. It benefits from a secure, lockable storage cage, accessed via a lift system, and two allocated parking spaces. In addition is visitor parking and a communal garden for the residents' use.

## AGENT'S NOTES

- Tenure – Share of Freehold
- Length of lease – 995 Years remaining
- Annual ground rent amount – N/A
- Annual service charge amount – £2986.98
- Council Tax Band – D
- Property Type – Second floor apartment
- Property Construction – Brick with tiled roof
- Number & Types of Room – Please refer to the floorplan
- Square Footage – 1326.54
- Parking – Two allocated parking spaces plus visitor parking
- UTILITIES/SERVICES
- Electric Supply – Mains
- Water Supply – Mains
- Sewerage – Mains
- Heating – Gas fired boiler with radiators
- Broadband – Fibre to the Cabinet
- Mobile Signal/Coverage – Good

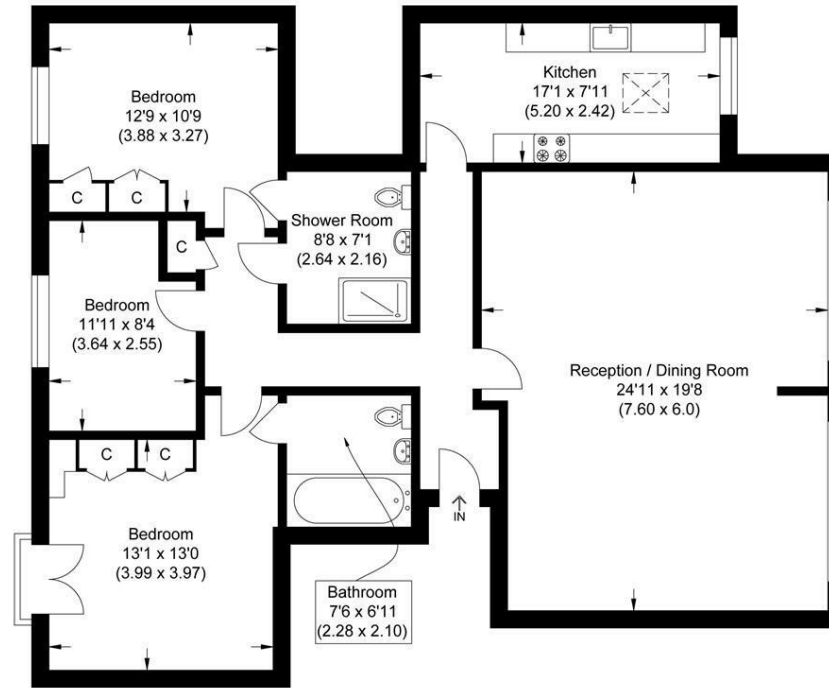
• Rights of Way, Easements, Covenants – We have been made aware this property does contain restrictive covenants – please refer to the land registry title highlighted in the property overview for more information.

## VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area  
123.24 sq m / 1326.54 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	81
EU Directive 2002/91/EC			

Guide Price £499,950

Tenure - Leasehold - Share of Freehold

Council Tax Band - D

Local Authority - Uttlesford

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.