



35 Bell College Court

South Road, Saffron Walden









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**35 Bell College Court** is located in the beautifully converted Bell College Language School. This exceptional two-bedroom top-floor apartment offers stylish and spacious living, just a short walk from the historic centre of Saffron Walden. Converted in 2012, the property combines the charm of period architecture with modern finishes, all within an elegant red-brick building.

Positioned on the second floor and measuring approximately 750 square feet, the apartment features a stunning open-plan kitchen, sitting, and dining area with contemporary fittings, and triple-aspect windows that flood the space with light. The modern kitchen features sleek cabinetry, built-in appliances, and a central island with a breakfast bar.

There are two well-proportioned double bedrooms; the master bedroom benefits from a modern ensuite bathroom, while the second bedroom has built-in wardrobes and is served by the spacious main bathroom via Jack & Jill doors. Additional features include a hallway storage cupboard and a separate boiler cupboard in the master bedroom.

Externally, the apartment has access to a communal garden, ideal for relaxing outdoors, and includes two allocated tandem-style parking spaces under the marked 'F'. There is also a private basement storage cage (approximately 3m x 1.5m) and a communal refuse area.

The development is serviced by a lift and features well-maintained communal areas. Its location on South Road places it within a pleasant stroll of Saffron Walden's shops, restaurants, and markets. Saffron Walden was named the best place to live in the UK for 2025 by The Times & Sunday Times, offering an idyllic blend of community, culture, and countryside.

Whether you're downsizing, investing, or buying your first home, 35 Bell College Court represents a smart and stylish choice.





**Key Features:**

- Beautifully converted top-floor apartment within the former Bell College Language School (converted in 2012)
- Spacious open-plan kitchen/sitting/dining room with central island and high-spec contemporary finish
- Two generous double bedrooms, including a principal bedroom with an ensuite and fitted storage
- Chain free with Share of Freehold tenure for added peace of mind
- Two allocated parking spaces in tandem plus private basement storage cage (approx. 3m x 1.5m)
- Walking distance to Saffron Walden town centre, recently named the best place to live in the UK 2025
- Fitted with a security alarm and entry camera system for enhanced peace of mind and safety

**Agents Notes:**

Tenure: Share of Freehold - EPC Band C

Uttlesford District Council - Tax Band C - £2,057.04 pa

Lease is 999 years from 1 April 2019

Annual service charge is £2,743.78 per annum

All Mains Services Connected

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

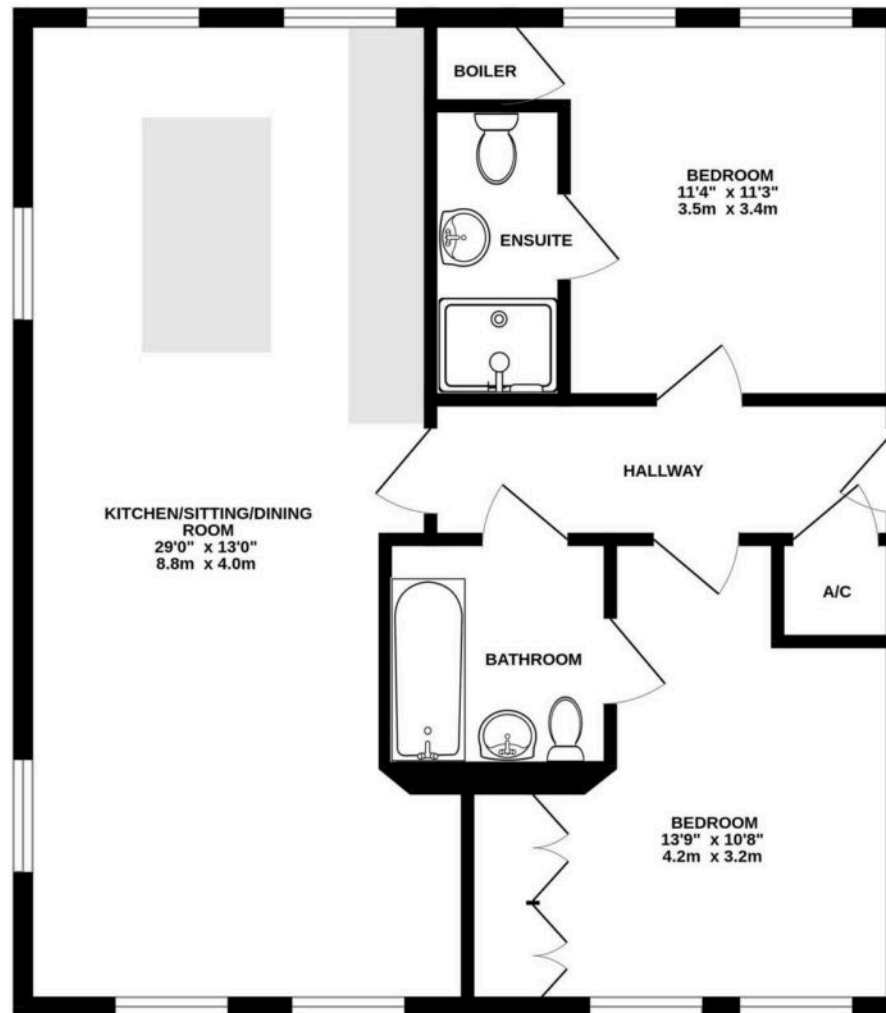
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

**Location:**

Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling market square with a market every Tuesday and Saturday, independent shops, cafes, and cultural landmarks. With easy access to Cambridge and London, by both road & rail (Audley End Train Station), Saffron Walden combines the best of rural tranquillity with modern convenience and connectivity.



SECOND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.