



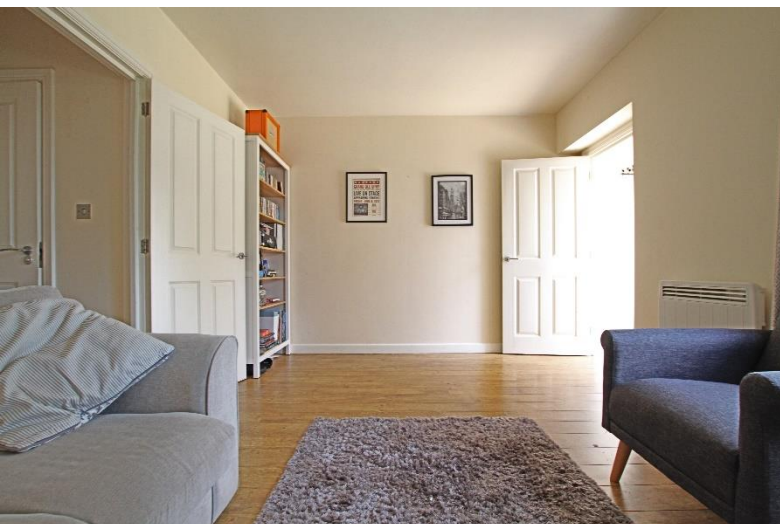
## 21 Blyth Court, Saffron Walden, Essex, CB11 3DA

£740 PCM

A modern and well presented 1 bedroom ground floor maisonette situated in well regarded residential location, ideally located within a short walk of Saffron Walden town centre. One allocated parking space.

- Contemporary 1 bedroom maisonette
- Situated in well regarded residential area
- Spacious open plan living room / dining room
- Double bedroom and separate bathroom
- One allocated parking space





### ACCOMMODATION

21 Blyth Court is a well presented 1 bedroom ground floor maisonette set in a well-regarded residential area. Located in the heart of Saffron Walden, within a short walk of the town centre.

### ENTRANCE HALL

Doors open into small entrance area with wooden flooring. Door leading to;

### LIVING ROOM / DINING ROOM

Continuation of wooden flooring with spacious open plan living. Double glazed windows to front aspect.

### KITCHEN

Fitted with a range of high quality base and eye level units with integrated oven and four ring hob, space for washing machine and fridge freezer, 1½ bowl ceramic sink inset to solid wood work surfaces.

### BEDROOM 1

Double bedroom with double glazed window to rear aspect.

### BATHROOM

Separate bathroom with WC, pedestal wash basin and bath with shower screen and shower over.

**LOCATION** Blyth Court is ideally located in the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a thriving twice weekly market. The town's leisure facilities include an 18 hole golf course, a cinema and an 800 seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

### SERVICES

All mains service are connected, the heating is electric.

### COUNCIL TAX BAND

Tax Band B

### LOCAL AUTHORITY

Uttlesford District Council



51 High Street, Saffron Walden, Essex, CB10 1AR

T: 01799 668600

W: [www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



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