

BLACK SHEEP
EST 2026 RESIDENTIAL

TO RENT · GROUND FLOOR APARTMENT

The Spike

Radwinter Road, Saffron Walden, Essex CB11 3GA

1	1	45	II
DOUBLE BEDROOM	BATHROOM	SQ M APPROX.	GRADE LISTED

RENT

£1,000 pcm

Unfurnished · Available 28 November 2026

01279 295940 · hello@blacksheepresidential.co.uk

01 · THE HOME

Live in a piece of history

IN THE OWNER'S WORDS

"It was the history that made me buy this apartment. You feel it as soon as you walk up to the building. The beautiful brickwork, arched windows and high ceilings give it a character you just won't find in a new build. My tenants have loved living here over the years and now it's time for someone new to enjoy it."

THE OWNER

This is a rare chance to rent a piece of Saffron Walden's history. The Spike was built in 1835 to 1836 as the town's Union Workhouse, later became St James' Hospital and then the Community Hospital, and was sympathetically converted into homes in the late 1990s. Today it is a handsome Grade II Listed building.

This ground floor apartment keeps all that character, with high ceilings and tall arched windows looking out over the well kept communal gardens. Inside there is a hallway with built in storage, a generous living room, a fitted kitchen, a double bedroom with built in wardrobe and a bathroom with a bath and shower. It is being fully redecorated, so you can move straight in and make it home.

- Grade II Listed conversion
- Ground floor apartment
- High ceilings
- Allocated parking
- Walk to the town centre
- Redecorated throughout
- Character features
- Communal garden views
- Visitor parking
- Unfurnished







02 · RENTING IT

The money and the checks

RENT	£1,000 pcm £230.77 per week
SECURITY DEPOSIT	£1,153.84 5 weeks' rent, cash, protected in a government approved scheme
OR DEPOSIT INSURANCE	£230.76 Equal to 1 week's rent, non refundable
HOLDING DEPOSIT	£230.76 1 week's rent, payable once your offer is accepted
AVAILABLE	28 November 2026
FURNISHING	Unfurnished

Failing references may result in the holding deposit being forfeit. No admin or referencing fees, in line with the Tenant Fees Act 2019.

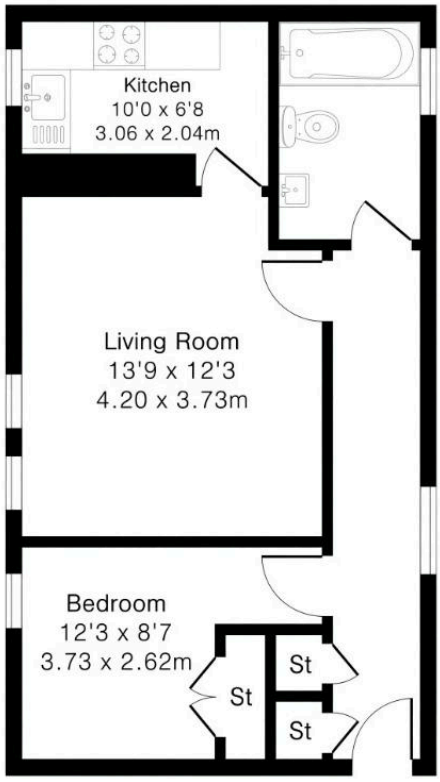
REFERENCING CRITERIA

To go ahead with a tenancy you will need to meet the following.

- Income of 30x the monthly rent, which is £30,000 a year
- 6 to 12 months' verified accounts if self employed
- No adverse credit, such as CCJs or IVAs
- Right to Rent, including a share code if required

03 · FLOORPLAN

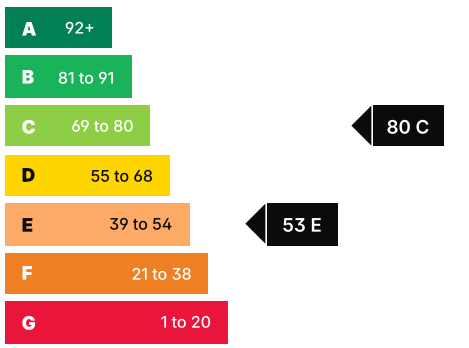
How it all fits together



Ground Floor

LIVING ROOM	4.20 × 3.73 m 13'9" × 12'3"
KITCHEN	3.06 × 2.04 m 10'0" × 6'8"
BEDROOM	3.73 × 2.62 m 12'3" × 8'7"
COUNCIL TAX	Band C
HEATING	Electric
PARKING	1 allocated space plus visitor parking

ENERGY PERFORMANCE



EPC valid until April 2030.

Floorplan for illustration only, not to scale. Approx. gross internal area 45 sq m / 486 sq ft.

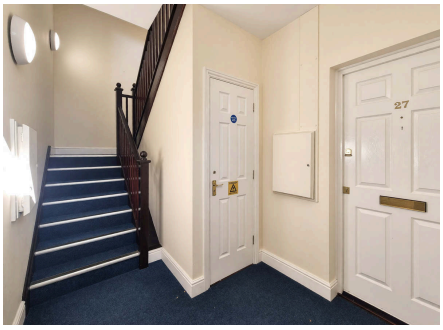
04 · GALLERY

A closer look

















05 · VIEWINGS

Come and see it for yourself

Book a viewing 01279 295940

CALL	01279 295940
EMAIL	hello@blacksheepresidential.co.uk
WEB	blacksheepresidential.co.uk
BASED IN	Elsenham, Essex

These particulars are a guide only and do not form part of any tenancy agreement. Measurements and floor area are approximate. Follow @Blacksheepresidential on Instagram and Facebook to see properties before anyone else.