



13 Water Tower Place, Saffron Walden
CB11 4GA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

13 Water Tower Place

Saffron Walden | CB11 4GA

Guide Price £210,000

- First floor one bedroom Apartment
- Allocated Parking
- Spacious Living area with balcony
- Communal Gardens

The Property

Located just 0.5 miles from the town center, this bright, spacious one-bedroom first-floor apartment features a private balcony and allocated parking.

The Setting

Water Tower Place sits just half a mile from the vibrant town center, home to a bustling twice-weekly market, independent boutiques, cozy coffee shops, and top dining spots, alongside major retailers like Waitrose. Local entertainment is equally impressive, featuring an 18-hole golf course, a cinema, and a world-class 800-seat concert hall. For commuters, Audley End station is under 3 miles away with direct 55-minute trains to London Liverpool Street, while Junction 8 of the M11 is easily accessible. Cambridge lies just 15 miles north, and Stansted Airport is a convenient 19-mile drive.

Accommodation

Accessed via a secure communal entrance, the apartment's private hallway features a generous walk-in storage cupboard and opens into all main living spaces.

The well-appointed bathroom is finished with neutral full-height wall tiling and patterned flooring, comprising a dark panelled bath with a wall-mounted shower and glass screen, a heated towel rail, a large, mirrored cabinet, and a stylish vanity unit that neatly integrates the W.C. and wash hand basin.

The bright principal double bedroom offers a calm retreat, bathed in natural light from a large front-aspect window, and comes complete with integrated storage, carpeted flooring, and ample room for additional freestanding furniture.

At the heart of the home is a spacious open-plan lounge/diner featuring soft carpet, contemporary light fixtures, and dedicated zones for relaxed seating and dining. Large patio doors extend the living space outdoors onto a private, decked balcony, complete with decorative screening, ambient outdoor lighting, and space for seating.

Flowing seamlessly from the living area, the modern kitchen is fitted with sleek, white gloss wall and base units paired with contrasting dark worktops and mosaic-style splashbacks. Practical features include a built-in oven, a gas hob with





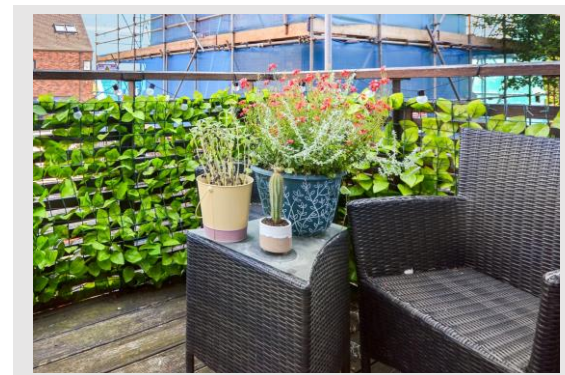
a stainless-steel extractor chimney and splashback, an integrated tall fridge/freezer, plumbing for a washing machine, and light wood-effect flooring.

Outside

Stepping through the patio doors from the main living space leads out onto a private wooden-decked balcony. Enclosed by railing and decorative greenery screening, this pleasant outdoor spot offers enough space for outdoor furniture and potted displays, creating a cozy venue for morning coffee or evening relaxation.

Services

Mains water, electric and drainage is connected. Gas fired central heating. Superfast broadband is available and mobile signal is good.



Tenure – Leasehold (111 Years Remaining)

Property Type – Apartment

Property Construction – Brick and timber, Tiled roof

Local Authority – Uttlesford District Council

Council Tax– B

Agents Note- Service Charge £86.46

buyer would be purchasing 30% from the current shared owner and the remaining 70% from Hastoe

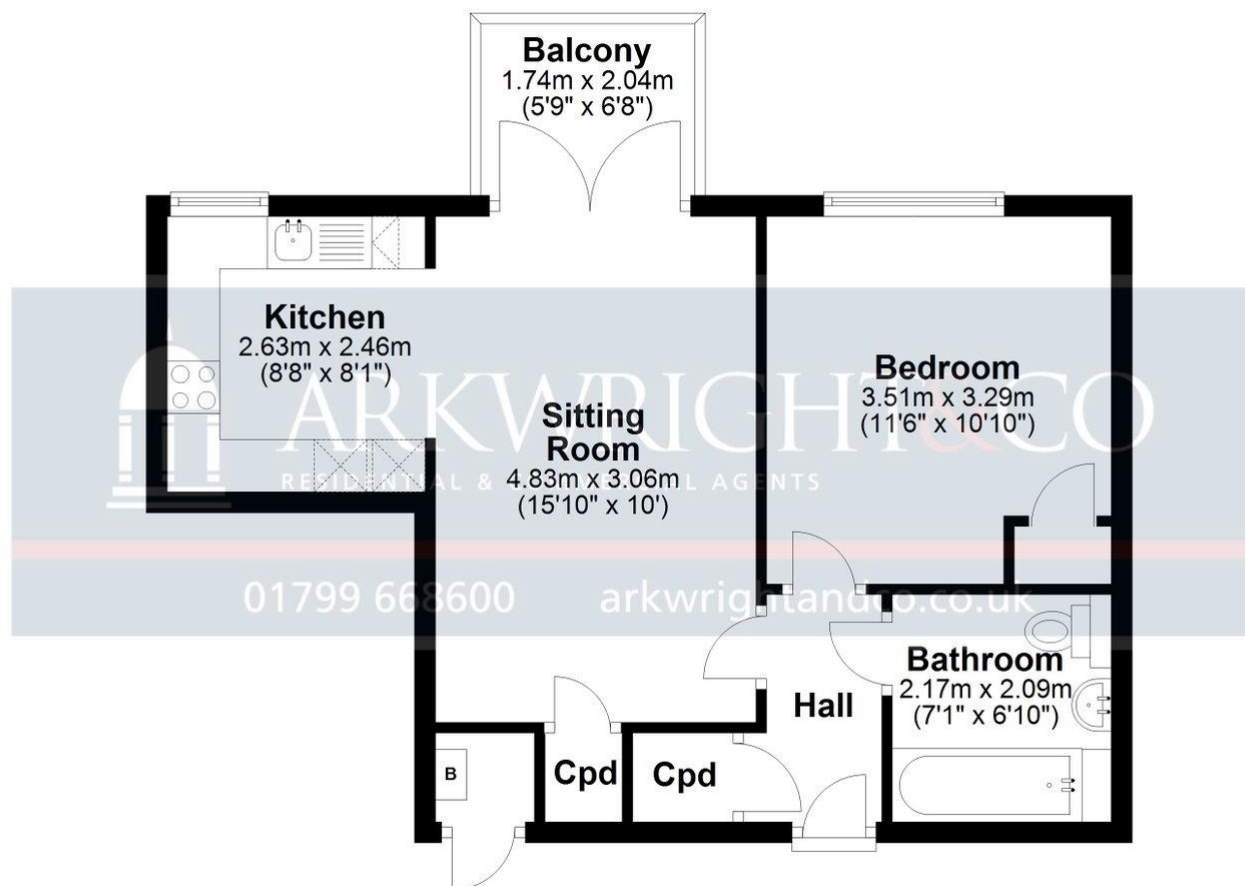
Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee 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.



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Ground Floor

Main area: approx. 44.0 sq. metres (473.8 sq. feet)
Plus balconies, approx. 3.6 sq. metres (38.2 sq. feet)



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Floor plan for guidance only
Plan produced using PlanUp.

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