

The Old Mill, Wendens Ambo, CB11 4JX

CHEFFINS

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Royston Road, Wendens Ambo, CB11 4JX

2 2 1

£1,200 PCM



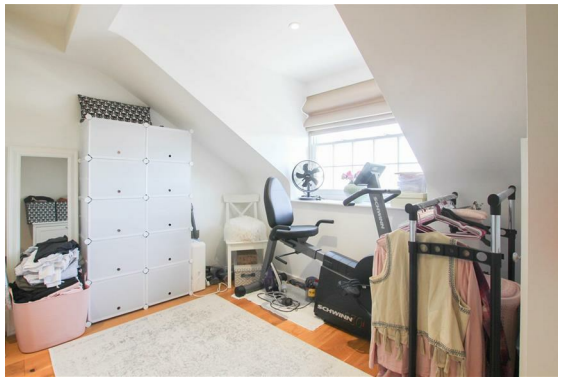
A spacious top floor two bedroom apartment with underfloor heating throughout in this exclusive development. This property is in a desirable location with direct access to the mainline railway station at Audley End with transport under an hour to London Liverpool Street as well as good links to Cambridge. The property also comes with parking for one car. Available early July on an unfurnished basis.

LOCATION

Wendens Ambo is a charming small village with a Church and popular Village Inn. The market town of Saffron Walden is 2 miles distant and provides an excellent range of shopping, schooling and recreational facilities including a leisure centre with swimming pool. Audley End mainline station with trains to London's Liverpool Street and Cambridge is on the edge of the village and the M11 access point (Junction 9 Stump Cross south only) is 4 miles to the north.





ACCESS
Access to the property can be gained via the internal staircase or lift system

HALLWAY
Entrance door and doors leading to all rooms, double glazed windows to the front aspect, built in thermostat and door lock security phone system, the apartment has oak panelled flooring and underfloor heating throughout.

KITCHEN/BREAKFAST/LIVING ROOM
A large L-shaped room. The kitchen comprises base level units with soft closing doors and worktop over, built in oven, electric hob and extractor fan over, large built in fridge/freezer, built in dishwasher, built in washing machine, stainless steel sink unit and drainer with stainless steel taps over, large double glazed window to the rear aspect.

LIVING ROOM AREA
Two large double glazed windows to the front aspect, numerous sockets and television, telephone and Internet points, individual thermostat

BATHROOM
Fitted with a three piece suite comprising large shower cubicle, stainless steel mixer taps, stainless steel shower head over, tiled splashbacks and sliding door, vanity sink unit with stainless steel mixer tap over, low level WC, wall mounted mirror and heated towel rail, storage in the eaves housing the pressurised water cylinder and also provides useful storage space, double glazed Velux window to the rear aspect and extractor fan.

BEDROOM 1
A large double bedroom with glazed window to the front aspect, there is also a small storage cupboard in the eaves and is fitted with a number of sockets, television, telephone and Internet points.

EN SUITE
Offering a contemporary three piece suite with vanity unit sink with mixer tap over, deep panelled bath with stainless steel taps and head over and low level WC, wall mounted mirror, heated towel rail and double glazed window to the front aspect and extractor fan.

BEDROOM 2
Good sized double including fitted with a number of sockets, television, telephone and Internet points, double glazed window to the rear aspect and wall mounted thermostat.

OUTSIDE
Externally the property comes with the benefit of off street parking for one car. There is also a path leading directly to the station's platform.

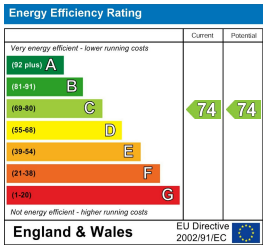
VIEWINGS
By appointment through the Agents.

LETTING AGENT NOTES
Holding Deposit : £276.00

For more information on this property please refer to the Material Information brochure on our Website.









Total area: approx. 61.3 sq. metres (659.9 sq. feet)

£1,200 PCM

Council Tax Band - C

Local Authority - Uttlesford District Council

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.