



The Old Mill, Royston Road, Wendens Ambo, Saffron Walden

**OIRO £230,000 Leasehold**



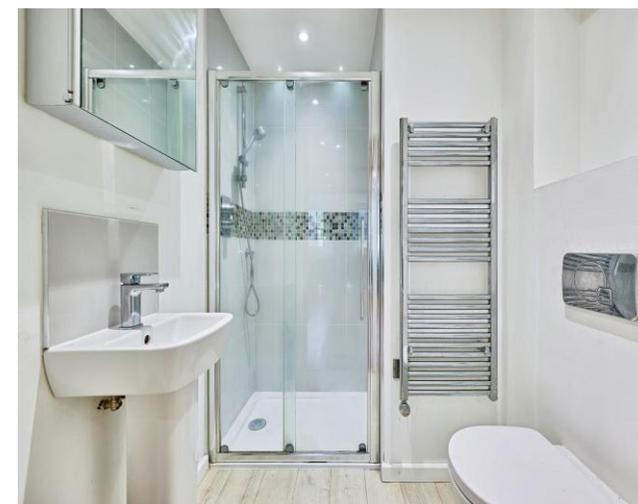
# Key Features



999 Years remaining as of **Ask Agent**  
£Ask Agent Ground Rent pa  
Review due: **Ask Agent**  
£2250.00 Service Charge pa  
Review due: **Ask Agent**

- Two bedroom first floor bathroom
- Immaculately presented
- Offered chain free
- 989 years remaining on the lease
- En-suite shower room plus further shower room

Immaculately presented and beautifully finished, this stunning first-floor apartment offers spacious open-plan living, blending a modern, stylish kitchen with a bright and airy lounge area - perfect for relaxing or entertaining.



The property boasts two generous double bedrooms, including a main bedroom with a sleek, contemporary en-suite shower room. A second well-appointed shower room adds to the convenience and comfort of this lovely home.

Additional benefits include an allocated parking space, all set within a well-maintained development in a desirable location. Ideal for first-time buyers, professionals, or investors alike. Easy walking access to the train station. The historic village of Wendens Ambo is surrounded by some of the prettiest countryside in the area with many walks and rides. There is a fine parish church, popular public house, cricket ground and a village hall with a range of activities. The market town of Saffron Walden lies just 2 miles distance with its further shopping, markets, dining and recreational facilities.

Communal Entrance

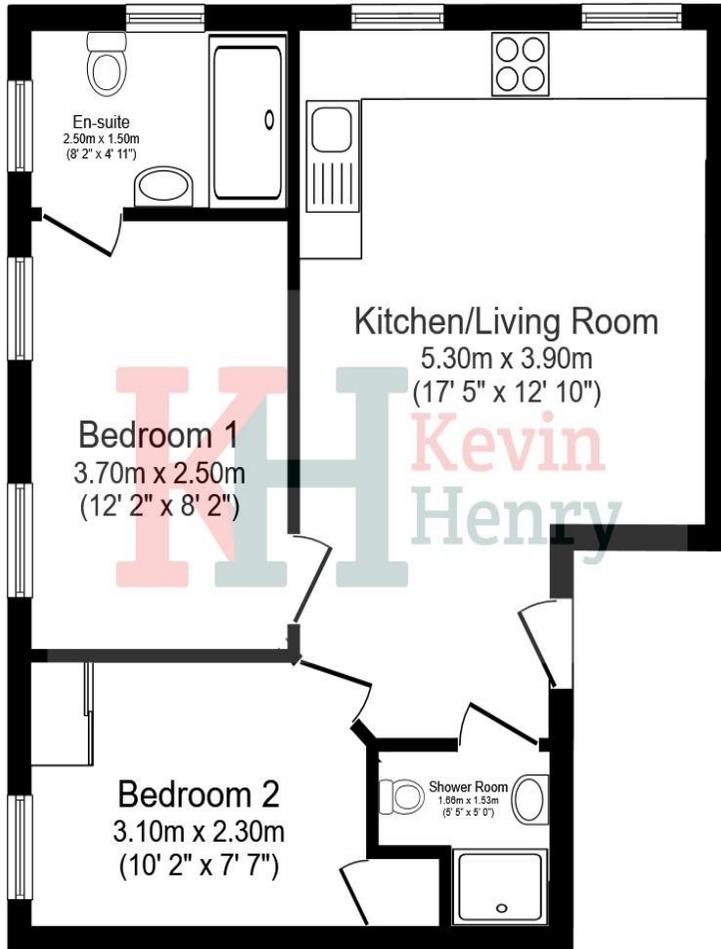
Secure entrance via phone entry system.

Kitchen/Living Room

5.30m x 3.90m

17'5" x 12'10"





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Bedroom One  
3.70m x 2.50m  
12' 2" x 8' 2"

En-suite Shower Room  
2.50m x 1.50m  
8' 2" x 4' 11"

Bedroom Two  
10' 2" x 7' 7"  
3.10m x 2.30m

Shower Room  
1.66m x 1.53m  
5' 5" x 5' 0"

Allocate Parking Space to the front.

To view this property call Kevin Henry on:  
01799 513632

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