

Property details **approval form**

Flat 10 The Old Mill, Royston Road, Wendens Ambo, Saffron Walden, Essex, England, CB11 4JX

Date: 27 April 2026 **Property Ref and Version:** SAF103008 - 0014

Selling your home with us!



◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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◆ Price

guide price £170,000

Tenure: Leasehold

◆ Key Features

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom first floor bathroom
- Immaculately presented
- Offered chain free
- 989 years remaining on the lease
- En-suite shower room plus further shower room
- Open plan lounge/kitchen/diner
- Secure entry phone system
- Easy access to Train Station by foot
- EPC Rating: C

◆ Short Description

OFFERED CHAIN FREE Very well presented two bedroom apartment within walking distance of the Train Station.

◆ Directions

◆ Agent Note

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◆ Description

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"

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

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5'5" x 5'0"

Allocate Parking Space to the front.

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◆ Property Images



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◆ **Property Images**



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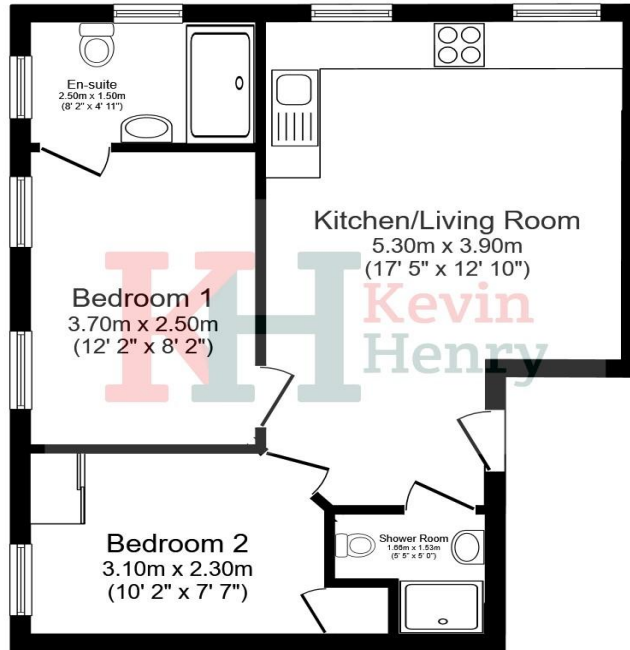
◆ **Property Images**

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◆ Floor Plan



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

◆ Approval

	Signature	Date
David Moss		
Mrs S.L. Meyrick		