



The Old Mill Royston Road, Wendens Ambo Saffron Walden  
**£190,000 Guide Price Leasehold**

# Key Features



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

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom first floor bathroom
- Immaculately presented

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

5'5" x 5'0"

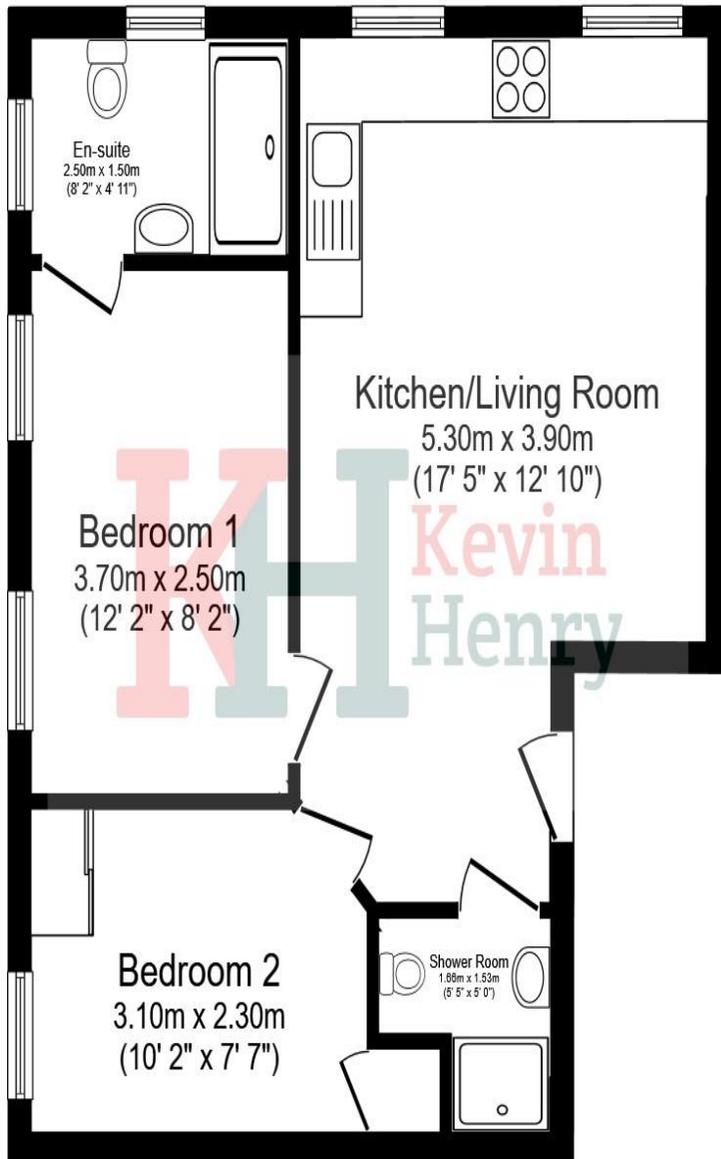
Allocate Parking Space to the front.

#### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in





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)

addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103008 - 0009

