

The Spike, Saffron Walden, CB11 3GA

CHEFFINS

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Radwinter Road, Saffron Walden, CB11 3GA

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Guide Price £195,000

- Two bedroom apartment in an attractive Victorian conversion
- First floor
- Bathroom & en suite shower
- Two allocated parking spaces



A charming two-bedroom first-floor apartment forming part of a historic Victorian Grade II Listed building. Tucked away in a peaceful position, the property benefits from two allocated parking spaces and is offered for sale with no onward chain.















LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

COMMUNAL ENTRANCE HALL
Intercom entry system and staircase rising to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL
Entrance door, feature arched windows to the front, double built-in cupboard housing the hot water cylinder and space for additional storage.

LOUNGE/DINER
Two feature arched windows creating a bright and airy living space. Door to:

KITCHEN
Fitted with a range of base and eye level units with worktop space over, stainless steel sink, built-in electric oven and hob with extractor hood over, free standing fridge freezer and washing machine.

BEDROOM 1
Two windows to the rear and double built-in wardrobe.

EN SUITE
Suite comprising shower enclosure, pedestal wash basin and low level WC.

BEDROOM 2
Window to the rear.

BATHROOM
Suite comprising panelled bath, pedestal wash basin and low level WC.

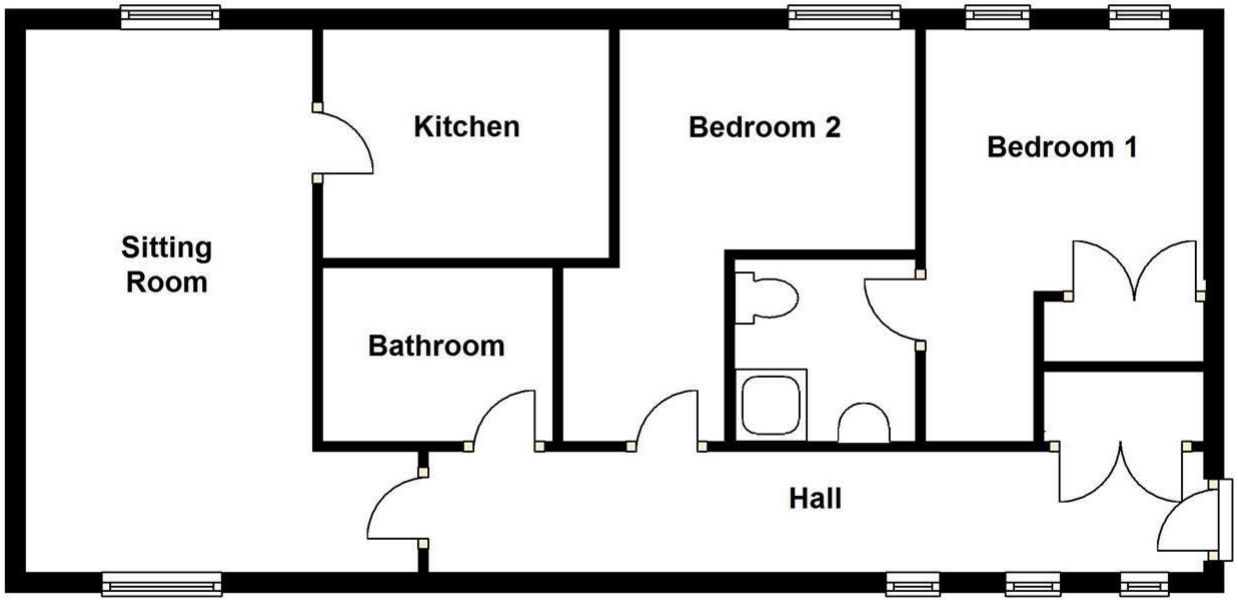
OUTSIDE
There are large open communal garden areas that surround the apartments, creating a pleasant outdoor space. The apartment has the use of two allocated parking spaces, with additional visitor parking available and access to a secure communal bike store.

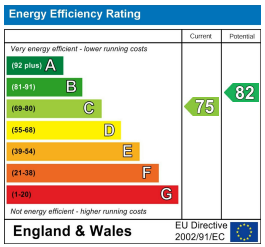
LEASEHOLD
Term: 125 years from 1 February 1999 (98 years remaining)
Ground Rent: £240 p.a.
Service Charge: £2,800 p.a.

VIEWINGS
By appointment through the Agents.



First Floor





Guide Price £195,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Uttlesford

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.