



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

**£235,000** Leasehold





# Key Features

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Ask Agent Years remaining as of Ask Agent

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1031.86 Service Charge pa

Review due: Ask Agent

- Very well presented two bedroom ground floor apartment
- 989 years remaining on lease
- Spacious open plan lounge/kitchen/diner
- Two good size bedrooms
- En-suite to main bedroom and further shower room

NO UPWARD CHAIN. Situated in a historic converted mill, this well presented two double bedroom ground floor apartment could be your ideal purchase. The property offers spacious open plan living including a modern kitchen with integrated



appliances and boasts two good size bedrooms, including a main bedroom with a 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 and minutes away from Audley End House and Gardens.

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

5.11m x 3.40m





16'9" x 11'2"

Bedroom One  
3.40m x 3.00m  
11'2" x 9'10"

En-suite Shower Room

Bedroom Two  
3.01m x 2.90m  
9'11" x 9'6"

Shower Room

Allocate Parking Space to the front.

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)

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