



15 Allard Way, Saffron Walden  
CB11 3GP



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 15 Allard Way

Saffron Walden | Essex | CB11 3GP

## Offers Over £250,000

- Two double bedrooms including a flexible second bedroom ideal for guests or a home office setup
- A bright, expansive dual-aspect, open plan living area featuring a fully fitted U-shaped kitchen with ample storage
- Offered with no upward chain
- Bike storage facility
- Contemporary en-suite shower room to the principal bedroom, separate, modern three-piece family bathroom
- Heat recovery system
- Includes dedicated, off-road parking space situated to the rear of the block
- EPC: B

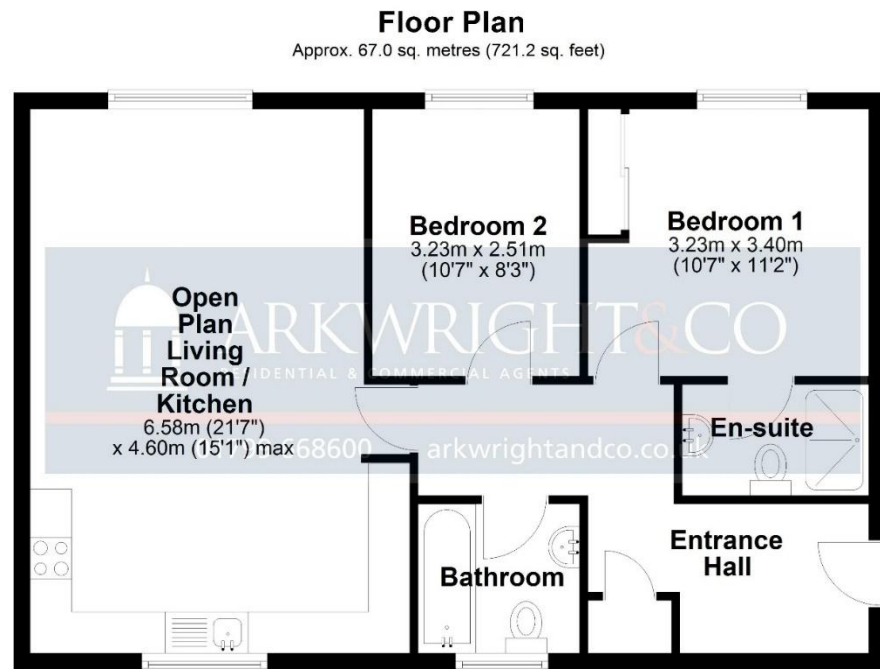
### The Property

A stylish and contemporary two-bedroom, two bathroom second floor apartment, in a highly desirable location within the heart of the town. Further benefiting from an eco-friendly heat recycling system designed to lower carbon footprint and heating bills, allocated off-street parking, secure entry phone system, a lift to the block and communal grounds.

### The Setting

Situated in a quiet, modern pocket of the historic market town of Saffron Walden, Allard Way offers an ideal balance of suburban peace and town-center convenience. The property is just a 15-minute walk from the town's vibrant market square, home to independent shops and cafes. Residents have an array of premier local amenities practically on their doorstep, with the Lord Butler Fitness and Leisure Centre positioned just moments away on Peaslands Road, offering a 25-metre swimming pool, full gym, and sports courts. For shopping, major supermarkets including Tesco, Aldi, and Waitrose are all situated within a half-mile radius, alongside the town's vibrant mix of independent shops, cafes, and restaurants. The area is also rich in culture and entertainment, featuring the renowned Saffron Hall concert venue and the independent Saffron Screen cinema for film enthusiasts, while the award-winning Saffron Walden Museum and the celebrated Fry Art Gallery provide exceptional local heritage and art collections. Families benefit from proximity to high-achieving schools, including Saffron Walden County High School. The location is particularly advantageous for commuters, positioned just 2 miles from Audley End mainline railway station, which provides fast, direct rail links into London Liverpool Street in as little as 55 minutes (averaging around 1 hour 5 minutes), 25 minutes to Stansted Airport and North to Cambridge in just 17 to 21 minutes, while the M11 motorway is easily accessible within 6 miles. With the scenic Bridge End Garden and the Common just a stroll away, the location perfectly blends rural charm with excellent transport connectivity.





Total area: approx. 67.0 sq. metres (721.2 sq. feet)

### The Accommodation

A bright and spacious two-bedroom modern apartment situated within an attractive purpose-built block, ideally located overlooking well-maintained communal grounds and a local park. The property offers beautifully presented accommodation throughout, commencing with an inviting entrance hall that leads into a generous open-plan living room and kitchen diner, featuring warm wood-effect flooring, dual-aspect windows that flood the space with natural light, and a fully fitted U-shaped kitchen complete with ample cabinetry and integrated appliances. The principal bedroom is a comfortable double with its own contemporary en-suite shower room, while the second bedroom benefits from a built-in wardrobe, perfectly suited as a guest room or home office. A stylish, partially tiled family bathroom serves the apartment, complete with a modern three-piece suite and heated towel rail.

### Outside

The apartment benefits from an allocated space in the residents car park and use of the communal gardens and bike storage area.



### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Leasehold – 155 Years from 1st March 2012 (143 years remaining)

**Service Charge**- Approx. £2,000 per annum

**Ground Rent** - £250.00 per year

**Property Type** – Apartment

**Property Construction** – Brick built with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax**– C

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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