



37a Kings Street

Saffron Walden | Essex | CB10 1EU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

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Guide Price £275,000

- Stylish apartment in the heart of Saffron Walden
- Impressive open-plan kitchen, dining and living space
- Beautifully presented contemporary accommodation throughout
- Two versatile bedrooms and a modern shower room
- Attractive elevated views across the historic town centre
- Superb central location moments from shops, cafés, restaurants and amenities
- EPC Rating: C

The Property

Occupying a wonderfully central position in the very heart of Saffron Walden, 37a King Street is a stylish and highly individual two-bedroom apartment, offering beautifully presented accommodation with the town's independent shops, cafés, restaurants and everyday amenities quite literally on the doorstep.

The Setting

37a King Street occupies an enviable position in the very heart of Saffron Walden, perfectly placed for enjoying everything this historic market town has to offer. Stepping outside, an excellent selection of independent shops, cafés, restaurants and everyday amenities are all within easy walking distance, together with the town's attractive Market Square and its regular market.

Saffron Walden is renowned for its period architecture and thriving town centre, combining a strong sense of history with a vibrant independent shopping and dining scene. Recreational amenities include The Common, Bridge End Gardens and Audley End House and Gardens, while the town also offers a leisure centre, cinema and a good choice of sporting and social clubs. The town is particularly well regarded for its schooling, with a selection of primary schools alongside Saffron Walden County High School.

For the commuter, Audley End mainline station lies approximately two miles away and provides regular services to London and Cambridge. The M11 is also readily accessible, providing convenient connections to Cambridge, Stansted Airport and London. Combining an exceptionally central setting with excellent transport links and the character of one of north Essex's most attractive market towns.

The Accommodation

The property has been thoughtfully arranged to make excellent use of the available space, combining clean contemporary finishes with a warm and characterful interior. Extending to approximately 559 sq ft (51.9 sq m), the accommodation is centred around an impressive open-plan kitchen and living space, creating a sociable setting equally well suited to everyday life and entertaining.





The kitchen has a smart, understated feel, with contrasting cabinetry, sleek work surfaces and integrated appliances, while the adjoining living area provides ample room in which to relax. Wide timber flooring runs through much of the space, complemented by a neutral palette and carefully considered finishes which give the apartment a particularly cohesive and contemporary feel.

One of the property's most appealing features is its abundance of natural light. Large windows frame engaging views across the rooftops and bustling streets of central Saffron Walden, providing a genuine sense of connection with the historic town centre below. The window seat creates a charming vantage point from which to watch the world go by, while the surrounding architecture provides an attractive and ever-changing backdrop.

There are two bedrooms, both individually styled and offering useful flexibility. The principal bedroom is a beautifully proportioned room with an attractive bay window and a wall of fitted wardrobes, while the second bedroom lends itself equally well to use as a guest room, home office or study. A smart contemporary shower room completes the accommodation.



Perhaps the greatest attraction, however, is the setting. Positioned above Central Arcade on King Street, the apartment places its owner at the centre of Saffron Walden life, with its colourful mix of independent retailers, coffee shops and restaurants immediately to hand.

Services

All Mains services are connected, underfloor heating in bathroom

Tenure – leasehold (992 year lease from 2019)

Ground rent £100,

Service charge £1009.40

Property Type – Flat

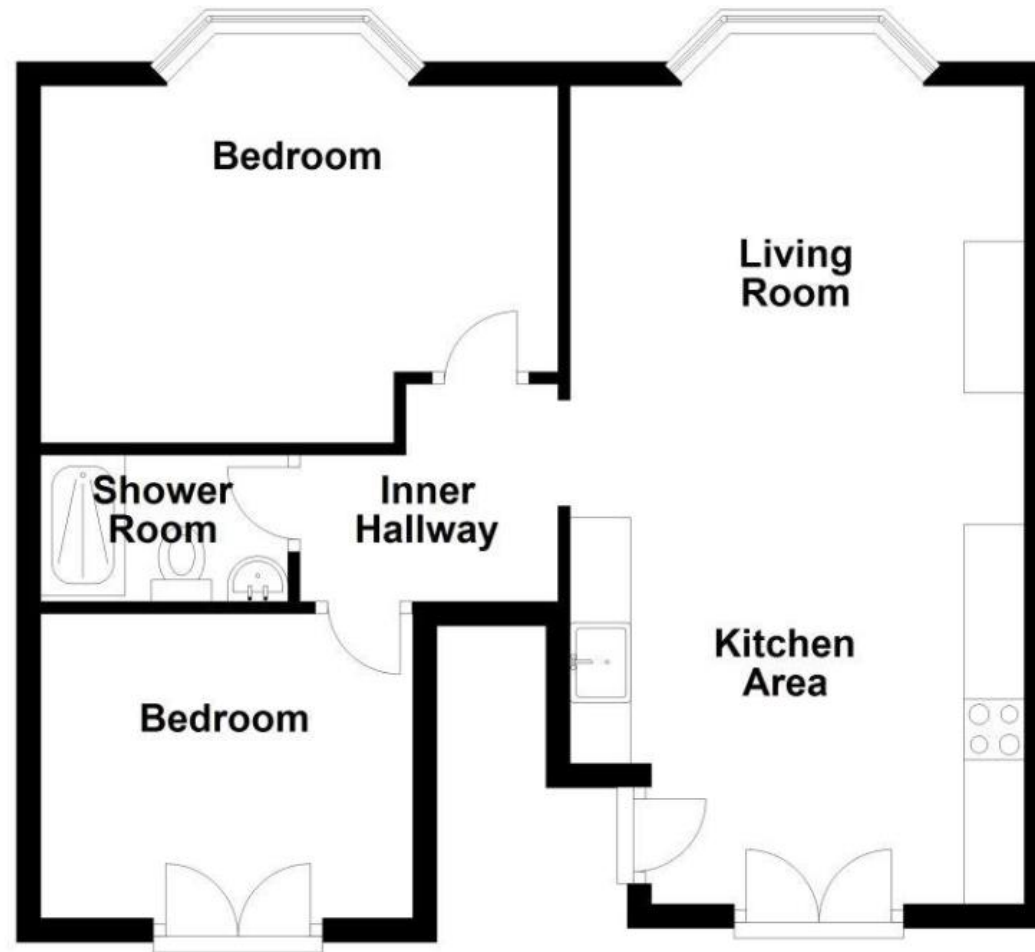
Property Construction – Brick with Timber Construction

Local Authority – Uttlesford District Council

Council Tax – B



First Floor



Total area: approx. 51.9 sq. metres (558.9 sq. feet)

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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