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Flat 11, The Old Mill, Royston Road, Wendens Ambo, Saffron Walden, CB11 4JX

A top floor two bedroom apartment with underfloor heating throughout in this exclusive development. This property is in a desirable location with direct access to the mainline railway station at Audley End with transport under an hour to London Liverpool Street and a short journey to Cambridge. Available now. EPC Rating: C.

£995 PCM

- Top Floor Apartment
- Ideal for Commuters
- Two Bedrooms
- Lift Access
- Underfloor Heating Throughout
- Off Street Parking
- EPC Rating: C
- Available now

Wendens Ambo is a charming small village with a Church and popular Village Inn. The market town of Saffron Walden is 2 miles distant and provides an excellent range of shopping, schooling and recreational facilities including a leisure centre with swimming pool. Audley End mainline station with trains to London's Liverpool Street is on the edge of the village and the M11 access point (Junction 9 Stump Cross south only) is 4 miles to the north.

ACCOMMODATION with approximate room sizes

ACCESS

Access to the property can be gained via the internal staircase or lift system

HALLWAY

Entrance door and doors leading to all rooms, double glazed windows to the front aspect, built in thermostat and door lock security phone system, the apartment has oak panelled flooring and underfloor heating throughout.

KITCHEN/BREAKFAST/LIVING ROOM

22' x 15'4 (6.71m x 4.67m)

A large L-shaped room. The kitchen comprises base level units with soft closing doors and worktop over, built in oven, electric hob and extractor fan over, large built in fridge/freezer, built in dishwasher, built in washing machine, stainless steel sink unit and drainer with stainless steel taps over, large double glazed window to the rear aspect.

LIVING ROOM AREA

Two large double glazed windows to the front aspect, numerous sockets and television, telephone and Internet points, individual thermostat

BATHROOM

Fitted with a three piece suite comprising large shower cubicle, stainless steel mixer taps, stainless steel shower head over, tiled splashbacks and sliding door, vanity sink unit with stainless steel mixer tap over, low level WC, wall mounted mirror and heated towel rail, storage in the eaves housing the pressurised water cylinder and also provides useful storage space, double glazed Velux window to the rear aspect and extractor fan.

BEDROOM 1

10'1 x 8'9 (3.07m x 2.67m)

A large double bedroom with glazed window to the front aspect, there is also a small storage cupboard in the eaves and is fitted with a number of sockets, television, telephone and Internet points.

EN SUITE

Offering a contemporary three piece suite with vanity unit sink with mixer tap over, deep panelled bath with stainless steel taps and head over and low level WC, wall mounted mirror, heated towel rail and double glazed window to the front aspect and extractor fan.

BEDROOM 2

10'6 x 9'8 (3.20m x 2.95m)

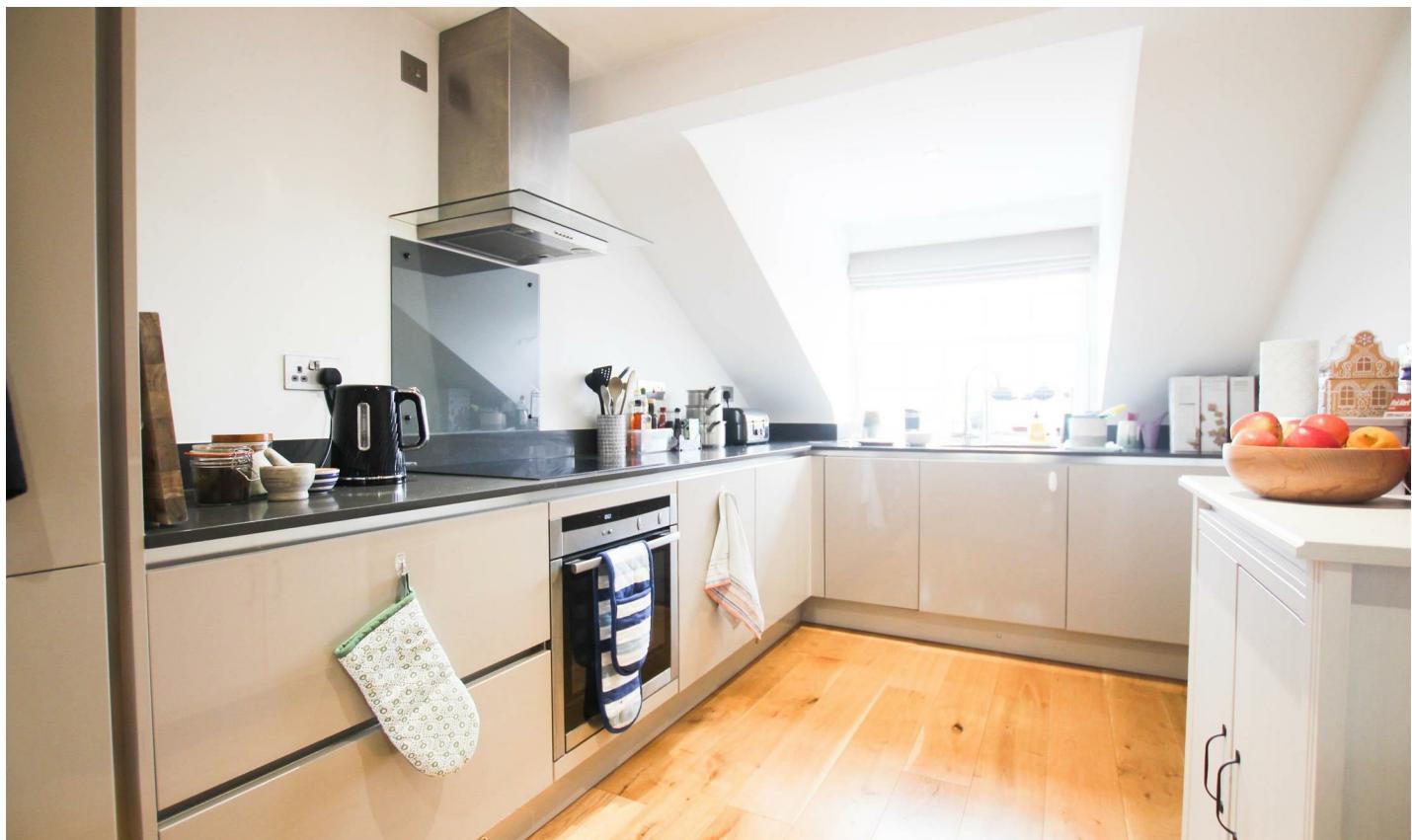
Good sized double including fitted with a number of sockets, television, telephone and Internet points, double glazed window to the rear aspect and wall mounted thermostat.

OUTSIDE

Externally the property comes with the benefit of off street parking. There is also a path leading directly to the station's platform.

VIEWINGS

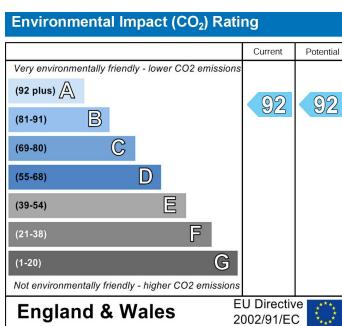
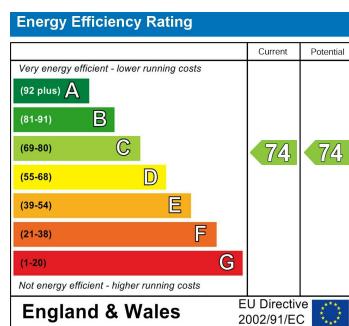
By appointment through the Agents.





Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



DIMENSIONS ARE APPROXIMATE

COUNCIL TAX BAND: TBC