



The Spike, Saffron Walden, CB11 3GA

CHEFFINS

The Spike

Radwinter Road, Saffron Walden,
CB11 3GA

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.

2 2 1

Guide Price £205,000





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

5.33m x 4.37m (17'5" x 14'4")

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

KITCHEN

2.79m x 2.24m (9'1" x 7'4")

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

2.82m x 2.62m (9'3" x 8'7")

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

3.96m x 3.12m (12'11" x 10'2")

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.



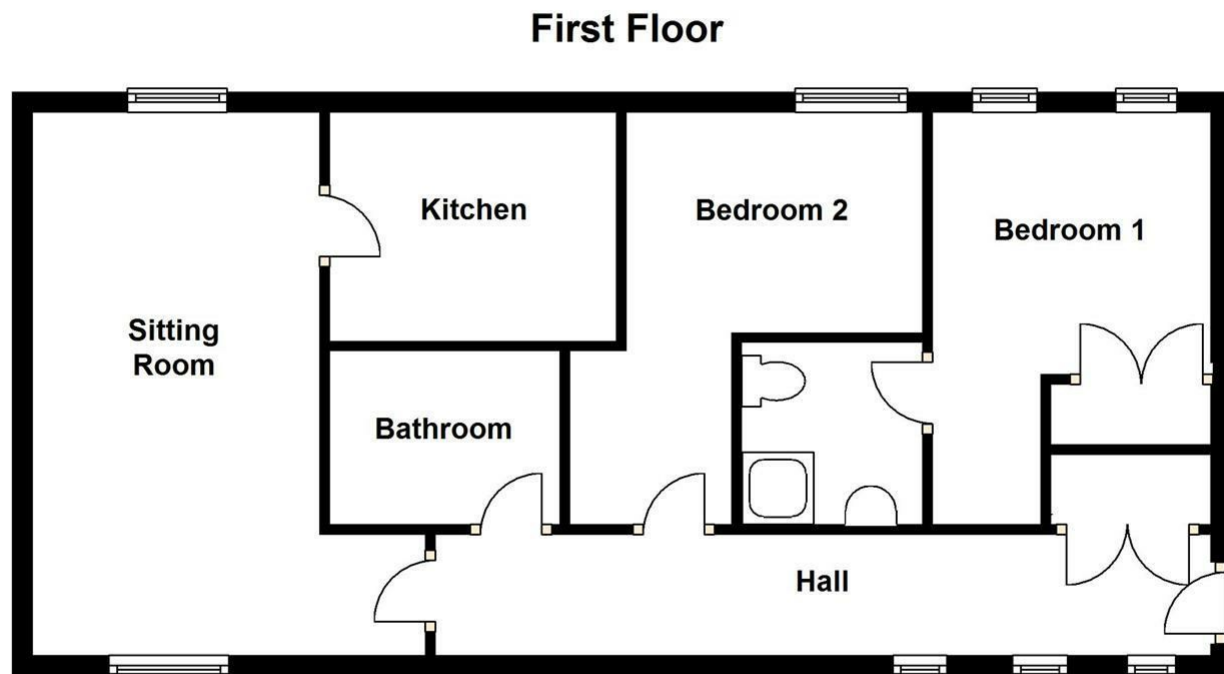
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £205,000

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.



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