

Little Walden Hall, Little Walden, CB10 1XA

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Little Walden Hall

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CB10 1XA

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Guide Price £350,000



- Idyllic private grounds
- No onward chain
- Two double bedrooms
- Garage with parking
- Victorian Hall conversion
- Secluded location

A substantial first floor, two bedroom apartment forming part of a handsome Victorian residence with a stunning aspect overlooking delightful private grounds. The property is beautifully presented and enjoys allocated parking and a garage.









LOCATION

The small village of Little Walden is located approximately 2 miles north of Saffron Walden. 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.

COMMUNAL ENTRANCE
With intercom entry system and staircase rising to the upper floors.

PRIVATE ENTRANCE HALL
Entrance door, feature alcove and doors to adjoining rooms.

KITCHEN/DINER
Recently refitted with a range of base and eye level units with worktop over and tiled splashbacks, stainless steel sink unit, oil-fired Aga, integrated dishwasher and space for fridge freezer and washing machine. Secondary glazed windows to the rear aspect overlooking the communal gardens.

LIVING ROOM
Door providing secondary access via an external staircase, secondary glazed window to the side aspect and feature arched secondary glazed window. Feature fireplace with exposed brickwork.

BEDROOM 1
Secondary glazed windows to the rear aspect overlooking the communal gardens and built-in wardrobe.

BEDROOM 2/STUDY
Secondary glazed window to the rear aspect, feature fireplace (currently not in use).

BATHROOM
Comprising ceramic wash basin with part-tiled walls, free-standing bath, walk-in shower enclosure, low level WC, bidet and heated towel rail. Obscure secondary glazed sash window to the rear aspect.

OUTSIDE
Little Walden Hall is situated in a most tranquil, private parkland setting, approached by a gravelled driveway. The grounds feature sweeping lawns, woodland area, a summerhouse and woodstore for use by the residents. In addition to allocated parking within the communal car park, the property benefits from its own garage. Access to the apartment is via the communal entrance hall or an external wrought iron staircase, shared with the adjoining apartment.

SHARE OF FREEHOLD
One of just six apartments, the freehold is collectively owned by the apartment owners.

Term: 999 years from 1 January 1980
Ground Rent: n/a
Service Charge: £2,160 p.a.

VIEWINGS
By appointment through the Agents.





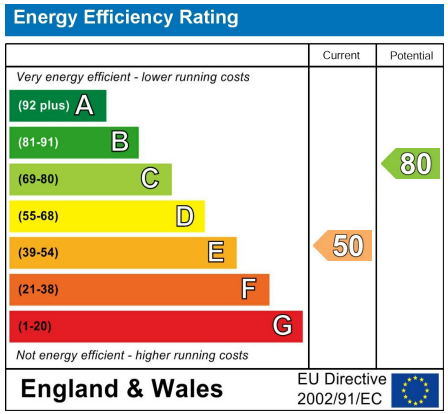


















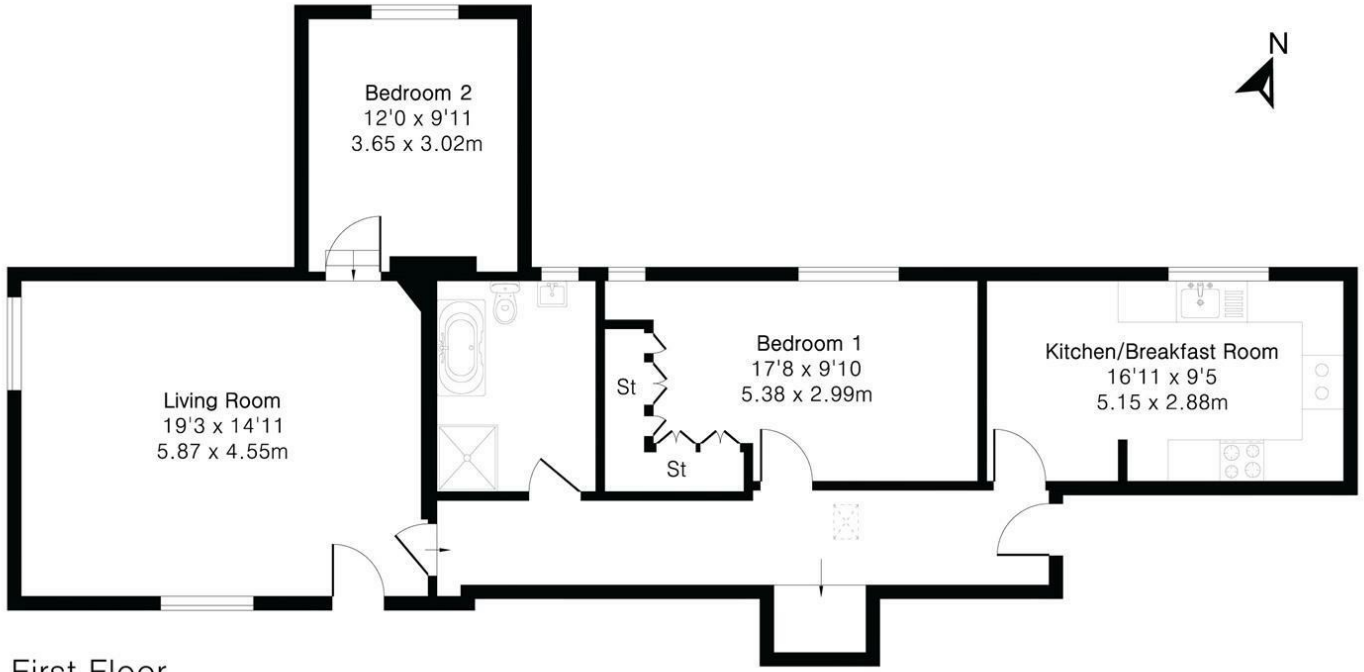


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Tenure - Leasehold - Share of Freehold
Council Tax Band - C
Local Authority - Uttlesford



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Approximate Gross Internal Area 980 sq ft - 91 sq m



First Floor

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: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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