



The Spike, Radwinter Road, Saffron Walden, CB11 3GA

CHEFFINS

Radwinter Road

Saffron Walden,
CB11 3GA

A ground floor apartment forming part of an historic, Grade II Listed building. The apartment offers well-presented accommodation throughout with views over the communal gardens and an allocated parking space. Offered chain free.

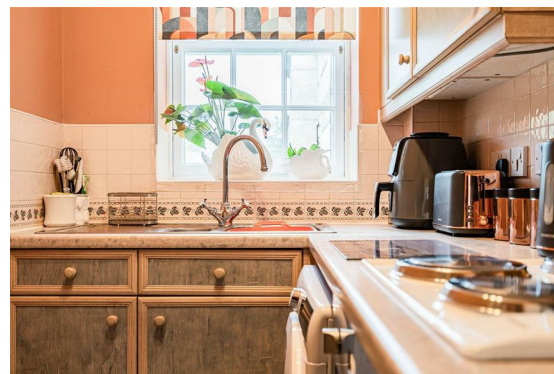
LOCATION

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.



Guide Price £175,000





GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via the communal lawn.

PRIVATE HALLWAY

Entrance door, window overlooking the communal gardens, built-in storage cupboards and doors to adjoining rooms.

LIVING ROOM

An attractive and well-proportioned living space with a pair of windows overlooking the communal gardens. Door to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, electric hob with oven below, sink unit, space for fridge freezer and washing machine. Window overlooking the gardens.

BATHROOM

Comprising panelled bath with shower over, low level WC, wash basin and part-tiled walls.

BEDROOM

Window overlooking the communal gardens and built-in wardrobe.

OUTSIDE

The apartment forms part of an attractive, historic building, surrounded by well-maintained grounds. There is an allocated parking space, together with visitor parking. The Spike is located within easy walking distance to the near-by supermarket and bus stop, and is in within walking distance of the town centre.

LEASEHOLD

Term: 125 years from 1 February 1999 (87 years remaining)

Ground Rent: £181 p.a.

Service Charge: £2,236.14 p.a.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		80	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	53	80	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

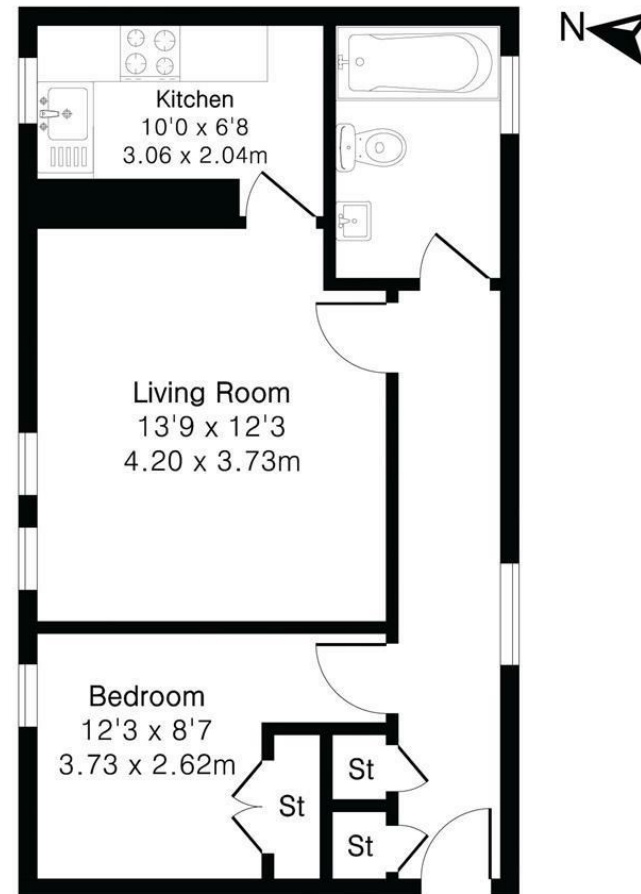
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Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

Approximate Gross Internal Area 486 sq ft - 45 sq m



Ground 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

