

Royston Road, Wendens Ambo, CB11 4JX

CHEFFINS

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Wendens Ambo,
CB11 4JX

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Guide Price £200,000



A well-appointed two bedroom ground floor apartment ideally located for commuters to London and Cambridge being only a short walk from the station. Finished to a high standard, the apartment enjoys a good degree of natural light and is offered with a long lease. CHAIN FREE.

LOCATION

Wendens Ambo is a charming small village with a Church, a popular Public House and many recreational facilities. The market town of Saffron Walden, voted the best place to live in the UK by the Sunday Times, 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, Cambridge and Stansted airport, is on the edge of the village and the M11 access point (Junction 9 Stump Cross - south only) is 4 miles to the north.








COMMUNAL HALLWAY
A bright spacious communal hallway with keypad telecom and entry system.

KITCHEN/DINING/LIVING SPACE
A pair of double glazed sash windows to two aspects and engineered oak flooring. The kitchen is fitted with a range of base and eye level units with quartz worktop space, twin bowl sink unit, induction hob with oven below, integrated fridge freezer, slimline dishwasher and washing machine.

BEDROOM ONE
A well-lit dual aspect room with three double glazed windows providing a good degree of natural light, built-in wardrobe with storage and engineered oak flooring. Door to:-

EN SUITE
A spacious en suite with large shower enclosure, WC with hidden cistern, vanity wash basin, heated towel rail and double glazed sash windows to two aspects.

BEDROOM TWO
Double glazed sash window and storage cupboard together with a built-in wardrobe and airing cupboard. The room could accommodate a futon sofa and desk providing a home working space.

SHOWER ROOM
Comprising walk-in large shower enclosure, WC with hidden cistern, wash basin, heated towel rail and double glazed sash window.

OUTSIDE
The apartment is within a short walk to Audley End station, with direct access onto the platform making it ideally located for commuters to London and Cambridge Medical Campus. The apartment also has a allocated parking space with additional visitor parking.

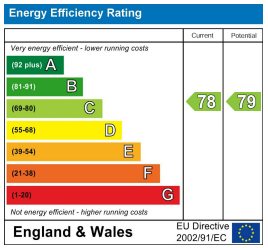
LEASEHOLD
Term: 999 years less three days from and including 1 January 2015 (988 years remaining)
Ground Rent: n/a
Service Charge and Reserve Fund: circa £2,500 for 2026 plus ad hoc charges (e.g. external redecoration)

AGENT'S NOTE
Note: This document contains content generated or assisted by Artificial Intelligence (AI). AI-generated content has been reviewed by the author for accuracy and edited or revised where necessary. The author takes responsibility for this content.

VIEWINGS
By appointment through the Agents.







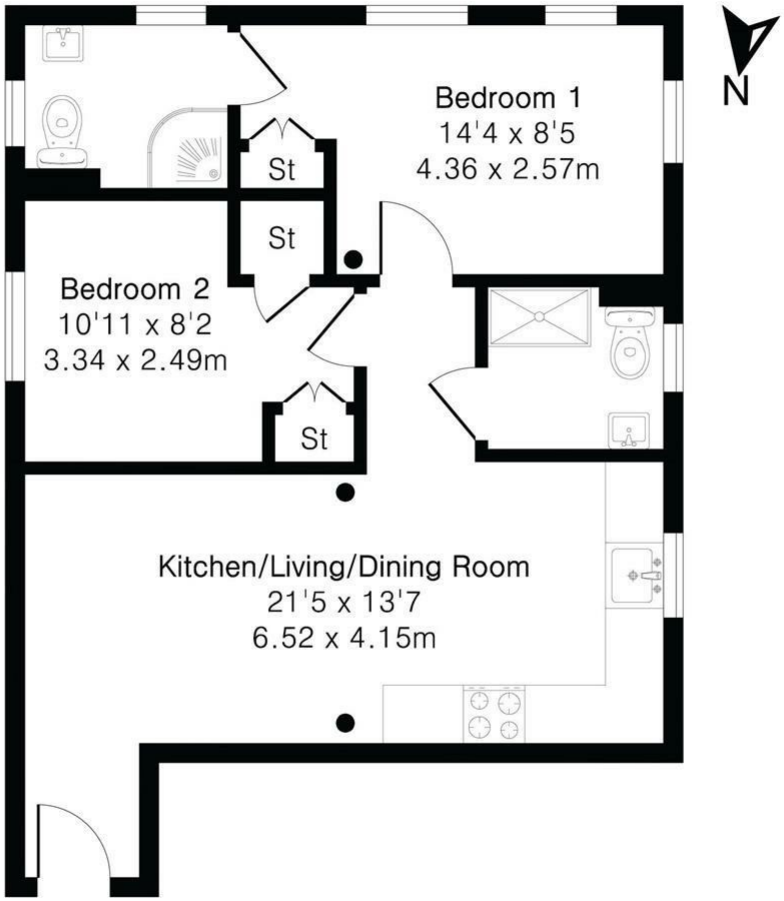
Guide Price £200,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Uttlesford

Approximate Gross Internal Area 542 sq ft - 50 sq m



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.

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