



The Old Mill Royston Road, Wendens Ambo Saffron Walden
£225,000 Leasehold

Key Features

 2  2  C  D



999 Years remaining as of 01 Jan 2015

£1.00 Ground Rent pcm

Review due: Ask Agent

£2717.62 Service Charge pcm

Review due: 01/2027

- Stunning two bedroom ground floor apartment
- Gorgeous open plan lounge/kitchen/diner
- Both bedrooms benefit from en-suite shower rooms
- Integrated kitchen appliances
- Further cloakroom

A stunning two bedroom ground floor apartment, beautifully presented throughout and offering stylish, contemporary living in an exceptionally convenient location. A large and welcoming entrance hallway sets the tone for the property and provides access



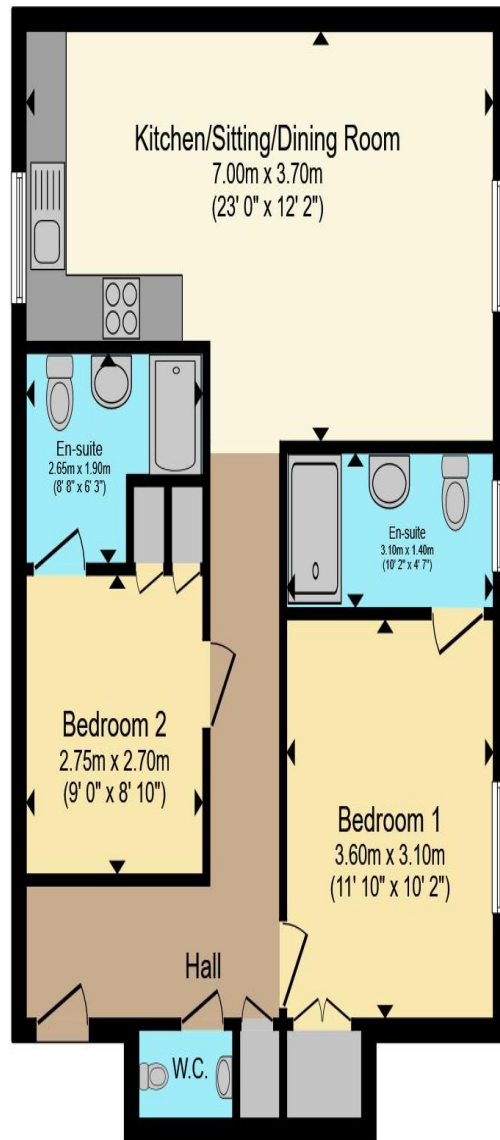
to the impressive accommodation. The heart of the home is the spacious open-plan living area, combining a generous lounge with a modern fitted kitchen. The kitchen is well equipped with a range of contemporary units and integrated appliances, creating a sociable and practical space ideal for both everyday living and entertaining.

The apartment benefits from two well-proportioned bedrooms, both of which enjoy the luxury of their own en-suite facilities, providing an excellent level of privacy and convenience. A further cloakroom completes the accommodation. The property also comes with an allocated parking space.

One of the property's major advantages is its outstanding location, being just minutes' walk from Audley End train station, providing regular services into London Liverpool Street and making this an ideal home for commuters.

The property also benefits from an impressive 988 years remaining on the lease and is offered chain free, making this an excellent opportunity for a first-time buyer, professional couple, investor or anyone seeking a stylish home with





Total floor area 65.3 sq.m. (703 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



superb transport links.
An apartment that combines contemporary living, excellent accommodation and an enviable location - early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Kevin Henry on:
01799 513632

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 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



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