

Property details **approval form**

Flat 5 The Pines, Royston Road, Wendens Ambo, Saffron Walden, Essex, CB11 4GT

Date: 08 September 2026

Property Ref and Version: SAF103941 - 0006

Selling your home with us!



◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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◆ Price

£240,000

Tenure: Leasehold

◆ Key Features

- Very well presented one bedroom first floor apartment
- 989 years remaining on lease
- Spacious open plan lounge/kitchen/diner
- Double bedroom
- Stylish bathroom
- Secure entry phone system
- Easy access to Train Station by foot
- EPC Rating: C

◆ Short Description

OFFERED CHAIN FREE Immaculately presented apartment ideally situated just minutes' walk from Audley End Train Station.

◆ Directions

◆ Agent Note

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◆ **Description**

**** Chain Free**** Immaculately presented one-bedroom first-floor apartment just a few minutes' walk from Audley End Station.

The Pines, is a contemporary development in the sought-after village of Wendens Ambo.

This beautifully presented first floor apartment is perfectly suited to first-time buyers, professionals, investors or those looking to downsize.

The stylish, modern apartment is finished to a high standard throughout and features a bright open-plan kitchen, living and dining area, with two large windows allowing plenty of natural light. The modern fitted kitchen includes integrated appliances, oven and hob, with space for dining and comfortable seating.

There is a well-proportioned double bedroom whilst the contemporary bathroom comprises a walk-in double shower, low-level WC and wash hand basin.

Outside, the property benefits from allocated parking, visitor parking, attractive communal grounds and secure cycle storage.

The Pines is ideally positioned for commuters, with Audley End Station providing direct services to London Liverpool Street (from around 55 minutes) and Cambridge (from around 17 minutes). Wendens Ambo is a picturesque village with a popular pub, village green and surrounding countryside, while the market town of Saffron Walden is approximately 2.5 miles away.

Offered chain free, with a long lease and no ground rent.

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.

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◆ Property Images



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◆ Floor Plan



Total floor area 34.8 sq.m. (374 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



◆ Approval

Signature		Date
David Moss		
Mrs F. Montgomery		