



15 The Old Cement Kilns, Thaxted Road
CB10 2UQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

15 The Old Cement Kilns

Thaxted Road | Saffron Walden | CB10 2UQ

Guide Price £270,000

- Spacious two-bedroom, two-bathroom property
- Allocated parking for one vehicle
- Accommodation over two floors
- One mile walk to the town centre
- Principal bedroom with ensuite bathroom
- Private courtyard garden
- Open plan kitchen/dining/living area
- EPC: C / Council Tax Band: D

The Property

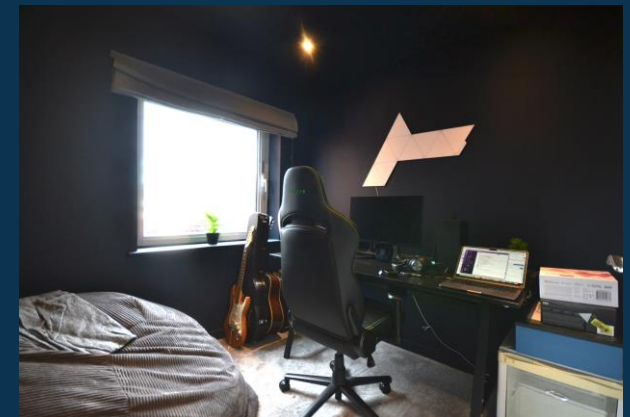
A superb ground floor two-bedroom, two-bathroom duplex maisonette with well-proportioned accommodation throughout. In addition, there is allocated parking and paved garden area.

The Setting

The Old Cement Kilns is conveniently situated to the South of Saffron Walden town centre offering ease of access to local schooling, recreational facilities and the variety of shops and amenities that Saffron Walden has to offer to include a twice weekly market, a selection of independent retailers and Waitrose and Tesco stores. There are a number of schools including R A Butler, St Thomas More and Saffron Walden County High School which is now an Academy School. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 mins for the Victoria Line. Alternatively the M11 can be accessed at junction 8 & 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

In detail the property comprises of its own independent entrance door which leads into a reception room, with a utility cupboard with plumbing for washing machine. An inner hallway has stairs rising to the first floor, understair storage cupboard and doors to the adjoining rooms. The generous principal bedroom has a window to front aspect and doors to the en suite bathroom. Comprising panelled bath with shower attachment over, W.C and wash hand basin. In addition, a shower room comprises shower enclosure, W.C and wash hand basin. The first-floor accommodation comprises a superb kitchen/dining/sitting room with balcony overlooking the reception room. The kitchen is fitted with a matching range of eye and base level units with integrated Neff appliances including an electric hob with extractor fan over, oven and fridge. There is ample space for a dining table and sitting area with window to front aspect. Bedroom 2 is a good size room which has lovely views to the rear.





Outside

The property benefits from a paved garden area providing a private terrace to enjoy. There is a parking space allocated to the property immediately opposite.

Services

Mains water, electric and drainage are connected. Electric heating.

Local Authority

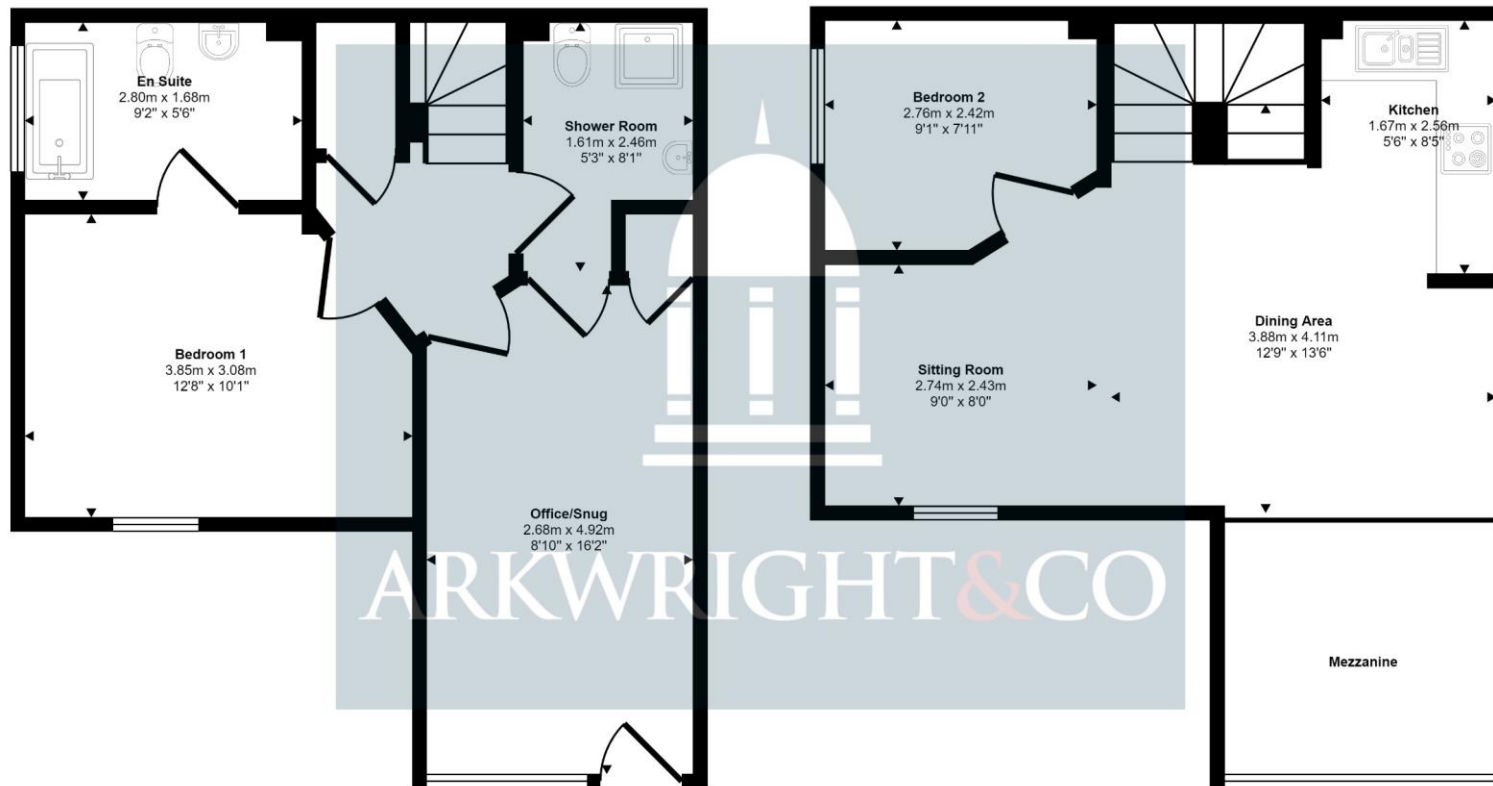
Uttlesford District Council

Tenure

Leasehold, 132 years left on lease (began 01/01/2006)
Ground rent £100 p.a.
Service charge £908 p.a.



Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 40 sq m / 427 sq ft

First Floor
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS