



The Pines Royston Road, Wendens Ambo Saffron Walden

£250,000 Leasehold

KH Kevin
Henry

Key Features

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999 Years remaining as of 20 Jun 2016

£0 Ground Rent pcm

Review due: Ask Agent

£1315.00 Service Charge pcm

Review due: 04/2027

- Very well presented one bedroom first floor apartment
- 989 years remaining on lease
- Spacious open plan lounge/kitchen/diner
- Double bedroom
- Stylish bathroom

Situated in the sought after Pines Development this stylish one-bedroom apartment is situated just a short walk to Audley End Station. On entering the hallway there is a great feeling of light and space with the main focal point being the gorgeous



open plan kitchen/lounge diner which benefits from having two windows letting in lots of natural light. The kitchen area has wall and base units with inset sink and drainer, inset hob, built in oven and integrated appliances.

The contemporary bathroom comprises of a walk-in double shower, low level wc, and wash hand basin.

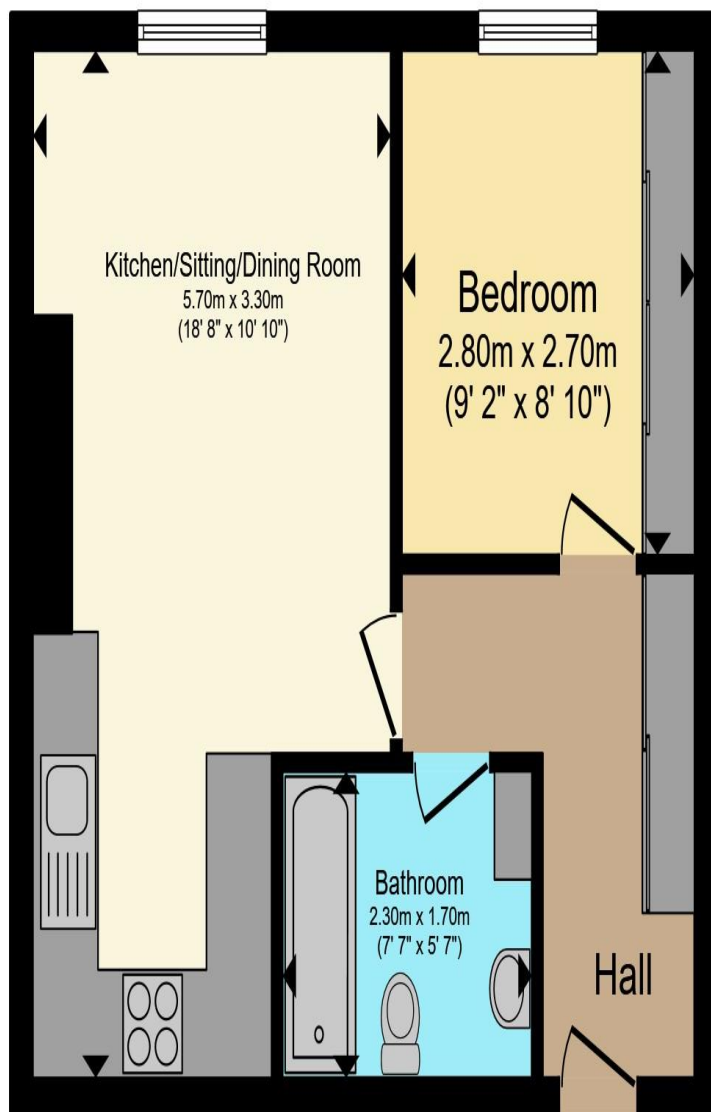
Outside to the rear you have the communal car park where you will find your allocated parking space. There is also an enclosed cycle storage.

Easy walking access to the train station.

The historic village of Wendens Ambo is surrounded by some of the prettiest countryside in the area with many walks and rides. There is a fine parish church, popular public house, cricket ground and a village hall with a range of activities. The market town of Saffron Walden lies just 2 miles distance with its further shopping, markets, dining and recreational facilities.

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





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



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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