



The Pines Royston Road, Wendens Ambo SAFFRON WALDEN

£230,000 Leasehold



Key Features

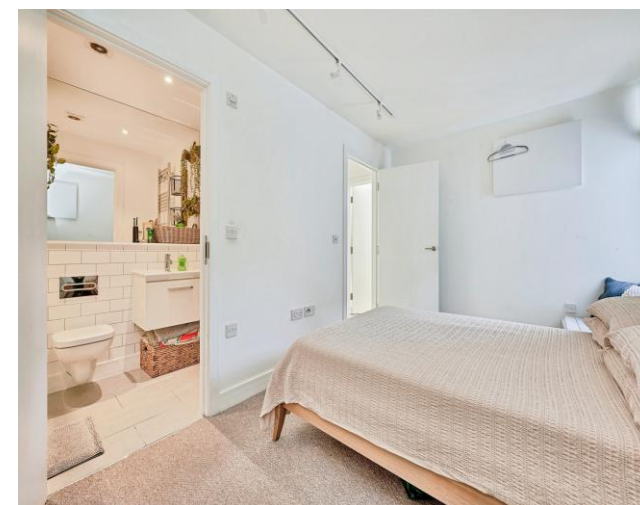
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995 Years remaining as of **Ask Agent**
£Ask Agent Ground Rent pcm
Review due: **Ask Agent**
£1074.78 Service Charge pcm
Review due: **09/2027**

- Modern one bedroom apartment
- Exclusive development
- Offered with no onward chain
- Very well presented
- 989 years remaining on the lease

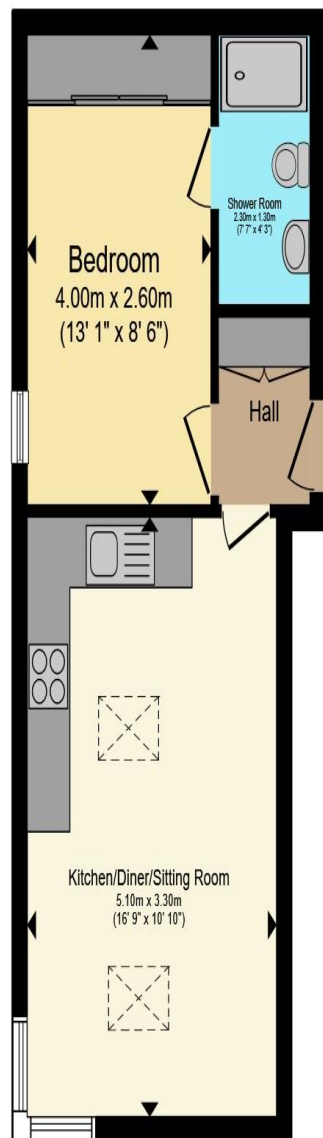
The Pines is a contemporary development just minutes walk from Audley End Train Station and benefits from allocated parking, bike shed and a storage shed. This well presented, modern first floor apartment is situated on the first floor and



the communal entrance is accessed via a secure entry system. The property boasts a stylish open plan lounge/kitchen/diner with integrated appliances and a double bedroom with en-suite shower room. 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 OF 989 YEARS REMAINING 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.





Total floor area 34.3 sq.m. (370 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



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