



# McCarthy & Stone

---

## RESALES

---

9 Gabriel Court, South Road, Saffron Walden, CB11 3GZ



Asking price £290,000 LEASEHOLD

For further details, please call 0345 556 4104

## 9 Gabriel Court, South Road, Saffron Walden, CB11 3GZ

A beautifully presented one bedroom GROUND floor GARDEN FACING apartment with PATIO area situated within a popular MCCARTHY & STONE retirement development.

Gabriel Court is a McCarthy & Stone later living development of 27 apartments situated on the South Road in the charming historic market town of Saffron Walden. This picturesque town, known as "The Jewel of Essex", is steeped in history and culture. Nestled throughout the town are examples of period architecture. The town centre is just under a mile from Gabriel Court, and offers an array of well known High Street shops and supermarkets.

### Summary

Gabriel Court has been designed and constructed for modern living. The apartments have Sky+ connection points in living rooms, underfloor heating throughout, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually £25 per night). The dedicated House Manager is on site during the day to take care of things and make you feel at home.

### Everything Close to Hand

The quaint town centre is a short distance from Gabriel Court, and offers an array of well known High Street shops, supermarkets and a plethora of independent boutiques and eateries.

Saffron Walden and its surrounding areas are home to a multitude of places to visit, a popular attractions include Walden Castle and Audley End manor which hosts a variety of events through the year, so there is something for everyone.

### Apartment Overview

McCarthy & Stone Resales are proud to market with \*rare\* beautifully presented one bedroom ground floor apartment with French doors to patio and rear gardens from both the lounge and bedroom. Viewings strongly advised.

### Entrance Hall

Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors also lead to the lounge, bedroom and shower room.

### Lounge

A beautifully presented lounge benefiting large French doors which allow lots of natural light in and also leads to a patio area and gardens towards the rear of the development. There is ample space for dining perfectly positioned close to the French doors. TV and telephone points, two ceiling light points and raised electric power sockets. Partially glazed door leads to a separate kitchen.

### Kitchen

Fully fitted modern kitchen with a range of wood effect finish base and wall units. Window with garden views sits in-front of the stainless steel sink with lever tap and drainer. Built in waist height electric oven and ceramic four ringed hob with extractor hood above. Integral fridge, freezer and washing machine.



## Bedroom

A generous double bedroom with large French doors leading onto a patio area and communal gardens towards the rear. TV and phone point, ceiling light point and raised electric power sockets. Door leading onto a walk in wardrobe housing hanging rails and shelving.

## Shower Room

A wet room style shower room with walk-in level access shower with glass screen and grab rail. WC, vanity unit with sink and mirror above. Electric towel warmer. Emergency pull cord.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Underfloor heating in the apartment
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or House Manager.

## Car Parking (Permit Scheme)

Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

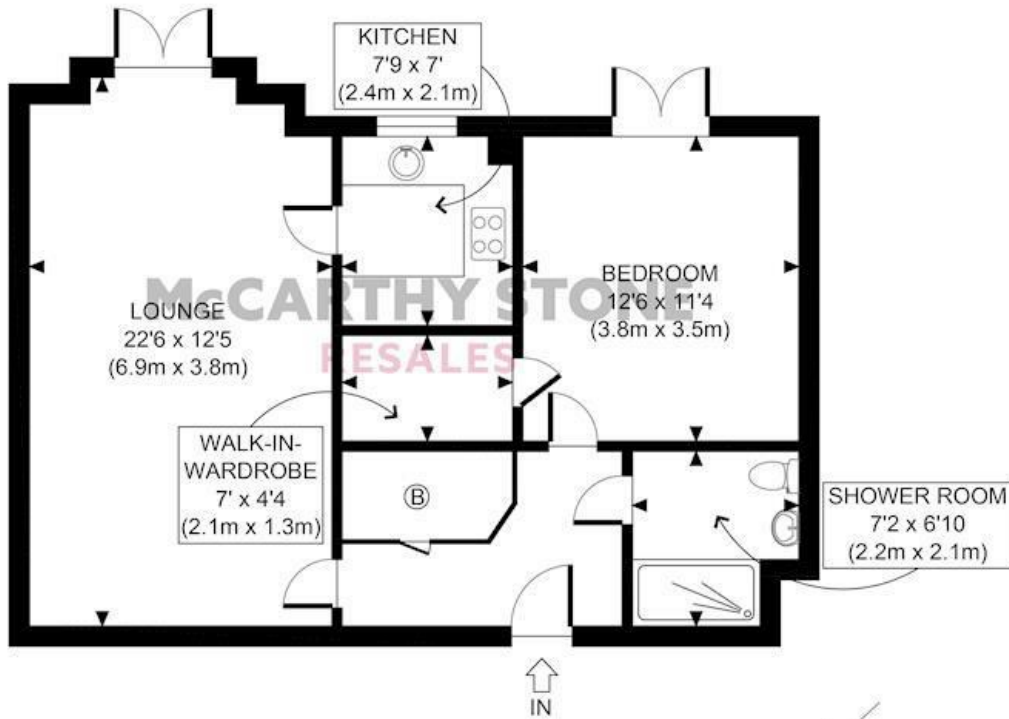
## Lease Information

Ground Rent: £425 per annum

Lease Length: 125 years from 1st June 2012

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 650 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 650 SQ FT / 60 SQM	Gabriel Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 29/06/21
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

McCarthy & Stone Resales Limited, 100 Holdenhurst Road,  
Bournemouth, Dorset, BH8 8AQ  
T: 0345 556 4104 - [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
Registered in England and Wales No. 10716544