Station Street, Saffron Walden, CB11 3HF

CHEFFINS

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Guide Price £95,000

A well-appointed one bedroom, first floor retirement apartment with a pleasant outlook over communal gardens and within easy walking distance of the town's amenities. The property offers bright and well-appointed living accommodation, together with use of the communal sitting room and gardens. No upward chain.

LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

CUSTERSON COURT

Custerson Court is a desirable development of retirement apartments located in a convenient town centre location, within 10 minutes' walk of Waitrose. The development has a resident house manager and each apartment has 24 hour emergency alarm cords in every room. The communal areas include a spacious residents' lounge, laundry room, waste and recycling room and well-kept communal gardens with plentiful parking for residents and visitors. The upper floors are accessible via a lift.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entrance door with access to communal hallway providing access to the lift system and staircase.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Entrance door, built-in storage cupboard with shelving and doors to adjoining rooms.

SITTING ROOM

Double glazed window with a southerly aspect overlooking the communal gardens and door opening to a Juliet balcony. Doors to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, four ring induction hob with extractor hood over, integrated oven, stainless steel sink unit, fridge and freezer. Double glazed windows overlooking the gardens.

DOUBLE BEDROOM

Double glazed window overlooking the communal gardens and built-in wardrobes.

SHOWER ROOM

Comprising low level WC, shower enclosure, ceramic wash basin with vanity cupboard beneath, heated towel rail and tiled walls with handrails.

OUTSIDE

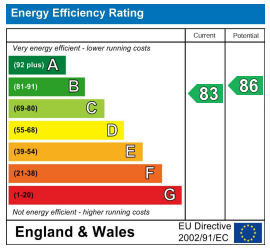
Delightful well maintained, large communal gardens, together with ample parking facilities.

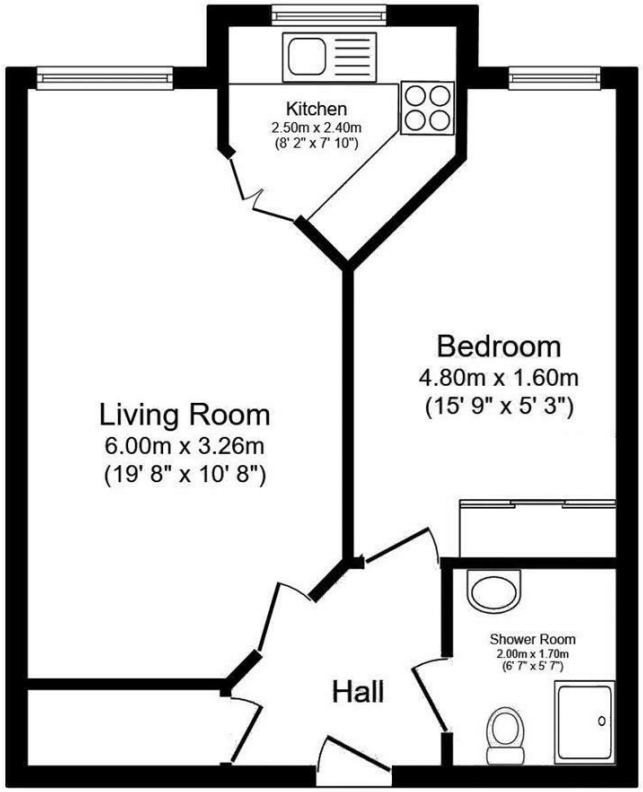
LEASEHOLD

Lease Length: 125 years from 1 May 1995 (95 years remaining)
Ground Rent: £514.14 p.a.
Service Charge: £3,137.62 p.a.

VIEWINGS

By appointment through the Agents.





Total floor area 44.1 m² (474 sq.ft.) approx

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Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: https://www.gov.uk/stamp-duty-land-tax.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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