



Radwinter Road, Saffron Walden, CB11 3UZ

**CHEFFINS**



## Radwinter Road

Saffron Walden,  
CB11 3UZ

A beautifully appointed two bedroom first floor retirement apartment positioned in a popular complex within the town. The property offers bright and well proportioned accommodation throughout together with lift access and communal gardens and parking. Offered chain free.

### 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.

2 1 1

**Guide Price £250,000**





## GROUND FLOOR

### COMMUNAL ENTRANCE

A pair of glazed entrance doors open to the residents' lounge, providing a comfortable and spacious communal area with reception and house manager's office nearby. The upper floors are accessible via staircase or lift.

## FIRST FLOOR

### PRIVATE ENTRANCE HALL

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

### SITTING ROOM

Electric fireplace with stone hearth, storage cupboard with shelving, double glazed window with views of the communal gardens.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink, recently refitted integrated Neff conventional double oven with warming drawer, four ring Zanussi induction hob with extractor hood above, Bosch washing machine, freezer and double glazed window.

### CLOAKROOM

Comprising low level WC, ceramic wash basin and heated towel rail.

## BEDROOM 1

Double glazed window and built-in wardrobes.

## SHOWER ROOM

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

## BEDROOM 2

Double glazed window overlooking the communal gardens.

## OUTSIDE

The development is conveniently located within a short distance of the town centre. There is a residents' car park with mobility scooter store and charging point. The delightful, well-kept communal gardens and paved terrace can be accessed via the residents' lounge.

## LEASEHOLD

Lease Length: 125 years from and including 1 May 2014 (114 years remaining)  
Ground Rent: £717.76 p.a.  
Service Charge: circa £5,730 p.a.

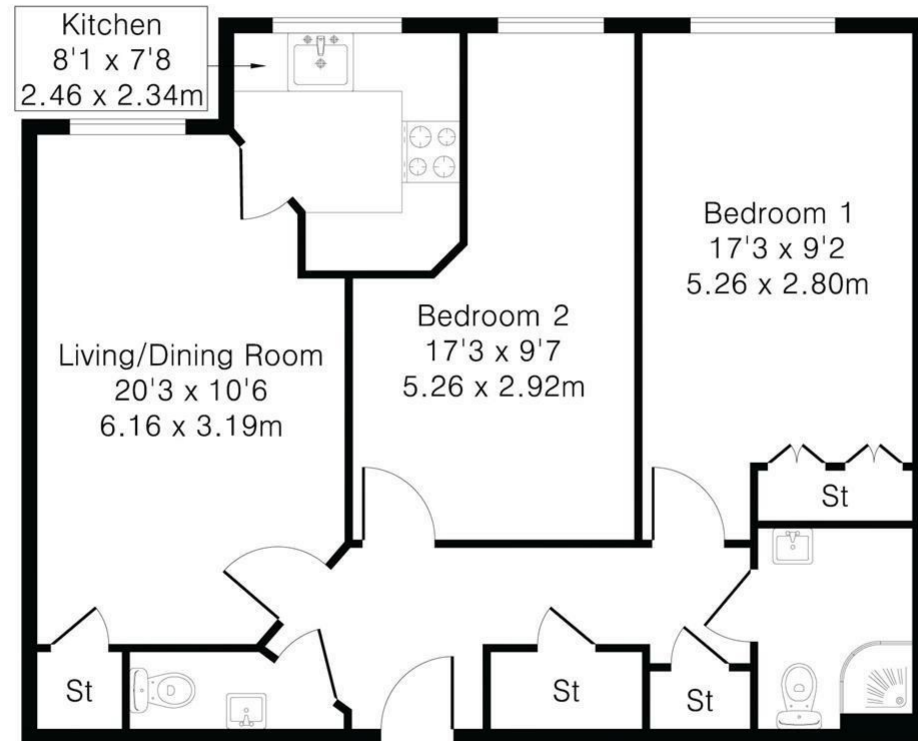
## VIEWINGS

By appointment through the Agents.





**Approximate Gross Internal Area 681 sq ft - 63 sq m**



**First Floor**

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

Guide Price £250,000

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.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

