



Farmadine House, Saffron Walden, CB11 3HS

CHEFFINS

Farmadine House

Saffron Walden,
CB11 3HS

A well appointed two bedroom, ground floor retirement apartment in a popular residential location within easy access of the town's facilities. The property offers bright and well-proportioned accommodation. No onward chain.

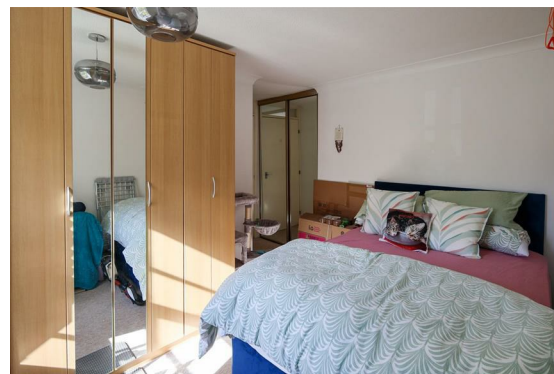
LOCATION

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.

2 1 1

Guide Price £125,000





FARMADINE HOUSE

Farmadine House is a retirement complex with house manager, a communal sitting room, laundry room, car parking and communal gardens. There is a double guest room available for a nightly charge.

COMMUNAL ENTRANCE

Security intercom system, access to the communal facilities and staircase to upper floors.

ENTRANCE HALL

Personal entrance door, built-in airing cupboard and doors to adjoining rooms.

SITTING ROOM

Sash window to the front aspect with shutters and opening to:-

KITCHEN

Fitted with a range of base and eye level units with tiled splashbacks and work surface over, sink unit, built-in electric oven, electric four ring hob with extractor hood over, space for fridge and space and plumbing for washing machine.

BEDROOM 1

Sash window to the front aspect with shutters and built-in wardrobe.

BEDROOM 2

Sash window to the front aspect with shutters.

BATHROOM

Suite comprising panelled bath with shower attachment and separate electric shower over, pedestal wash basin, low level WC, tiled flooring and part-tiled walls.

OUTSIDE

Farmadine House has its own communal gardens and car parking.

LEASEHOLD

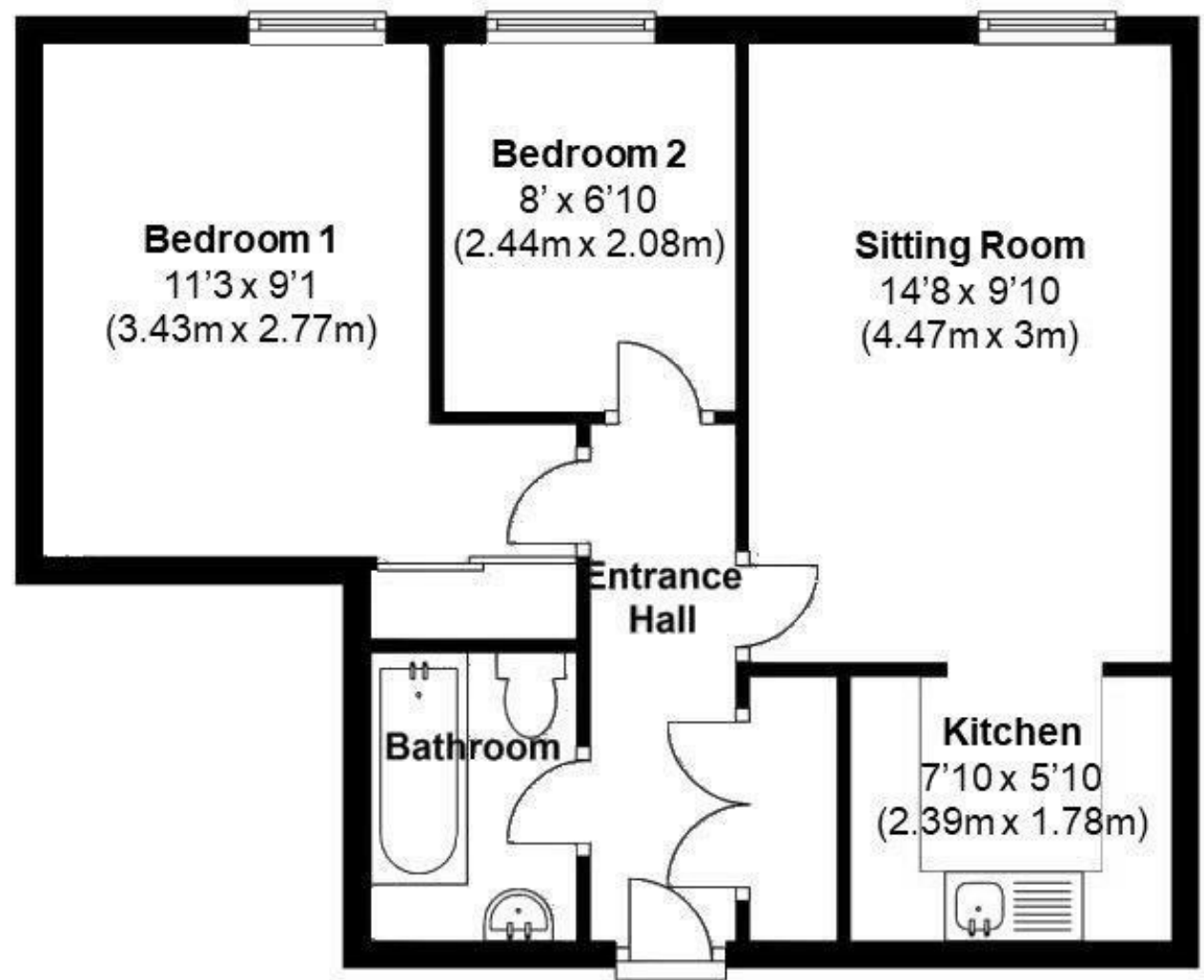
- Lease Term - 125 years from 1 July 1986 (86 Years remaining)
- Annual ground rent amount - Included within service charge
- Annual service charge amount - £3,288.72 p.a.

Residents must be over the age of 55.

VIEWINGS

By appointment through the Agents.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £125,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Uttlesford

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.



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