



Audley Road, Saffron Walden, CB11 3HX

**CHEFFINS**



## Audley Road

Saffron Walden,  
CB11 3HX

- No onward chain
- Two bedrooms
- Lift access
- Communal gardens
- Communal parking

A well appointed, two bedroom top floor retirement apartment situated in a central town location. Providing bright and well proportioned living accommodation throughout, the property enjoys communal gardens and parking. Offered chain free.



**Guide Price £180,000**





## 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.

## GROUND FLOOR

### ENTRANCE

An inviting entrance hall with access to the communal lounge, house manager's office, lift and staircase.

## SECOND FLOOR

### ENTRANCE HALL

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

### SITTING/DINING ROOM

Double glazed window to the front aspect, feature fireplace with electric fire and archway into:-

### KITCHEN

Fitted with a range of base and eye level units, integrated oven with four ring induction hob with cooker extractor above, splashback tiles, stainless steel sink, space and plumbing for washing machine/tumble dryer and fridge freezer.

### BATHROOM

Suite comprising ceramic wash basin, low level WC, panel bath with electric shower above, tiled walls and heated towel rail.

### BEDROOM 1

Double glazed window to the front aspect, built-in wardrobe with sliding doors.

### BEDROOM 2

Double glazed window to the front aspect.

### AMENITIES

One of the major benefits of this development is the mature and well-kept garden

which is reached from the resident's lounge. In addition, there is a large car park and covered mobility scooter recharging points.

The development has a house manager, lift, communal laundry room and hair dressing salon. In addition, there are two guest suites available for visitors.

## LEASEHOLD

Length of Lease – 99 year lease with 61 years remaining

Annual Ground Rent – £348

Annual service charge amount – £5,088

## VIEWINGS

By appointment through the Agents.







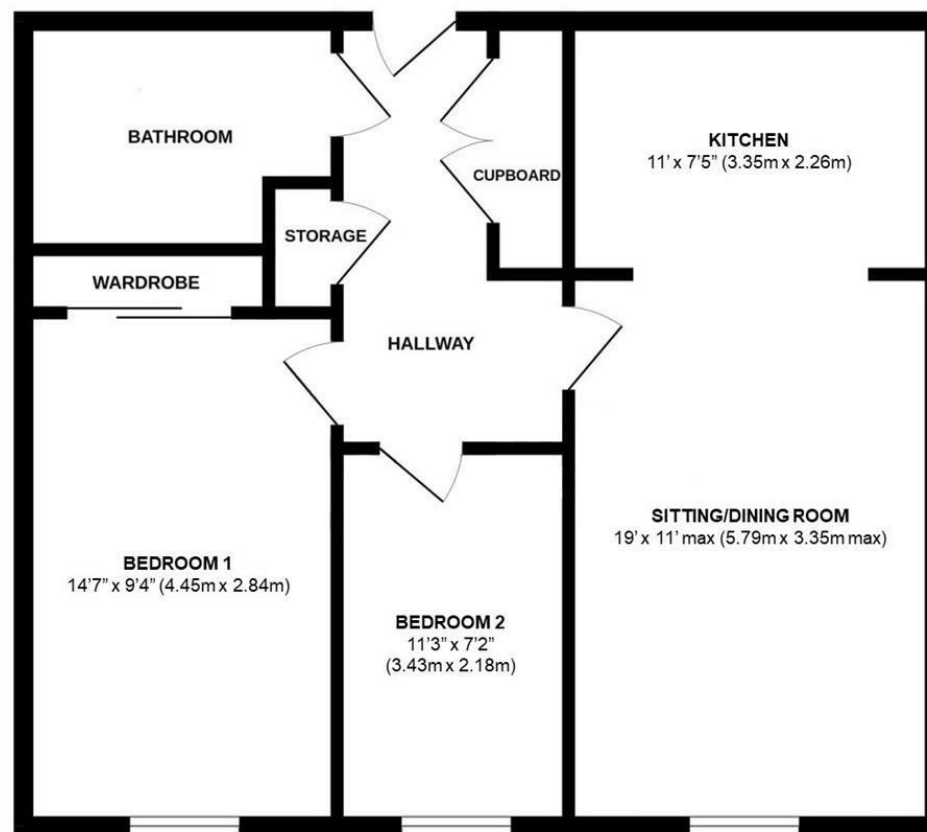
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £180,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford



APPROXIMATE GROSS INTERNAL AREA 710.42 SQFT (66 SQM)

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)



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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.