



Audley Road, Saffron Walden, CB11 3HX

CHEFFINS

Audley Road

Saffron Walden,
CB11 3HX

A well appointed double bedroom ground floor apartment in a popular retirement complex within the town. With direct access to communal gardens, the property offers bright and well proportioned living accommodation throughout and is offered with 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.



Guide Price £125,000





AUDLEY COURT

Audley Court is a desirable development of retirement apartments located in a convenient town centre location. The communal areas include a well equipped residents' lounge, laundry room and hair dressing salon. There are also two guest suites available for visitors and the upper floors are accessible via a lift. The apartment is located on the first floor.

GROUND FLOOR

COMMUNAL ENTRANCE

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

PRIVATE ENTRANCE HALL

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

SITTING ROOM

Double glazed sliding patio doors leading directly into the communal gardens, open archway to:-

KITCHEN

Fitted with a range of base and eye level units, four ring electric hob with oven and extractor above, stainless steel sink and spaces for washing machine, dishwasher, free-standing fridge/freezer.

BEDROOM 1

Double glazed window to the rear aspect overlooking the communal gardens, fitted wardrobe with sliding doors.

SHOWER ROOM

Suite comprising ceramic wash basin with splashback tiles and vanity cupboard beneath, low level WC, walk-in shower enclosure with electric shower and heated towel rail.

OUTSIDE

One of the major benefits of this development is the mature and well-kept garden which is reached from the residents' lounge. In addition, there is a large car park and covered mobility scooter recharging points.

LEASEHOLD

- Tenure - Leasehold
- Length of lease - 189 years from 1st April 1988 (152 years remaining)
- Annual ground rent amount - £274 p.a.
- Annual service charge amount - £4,152 p.a.

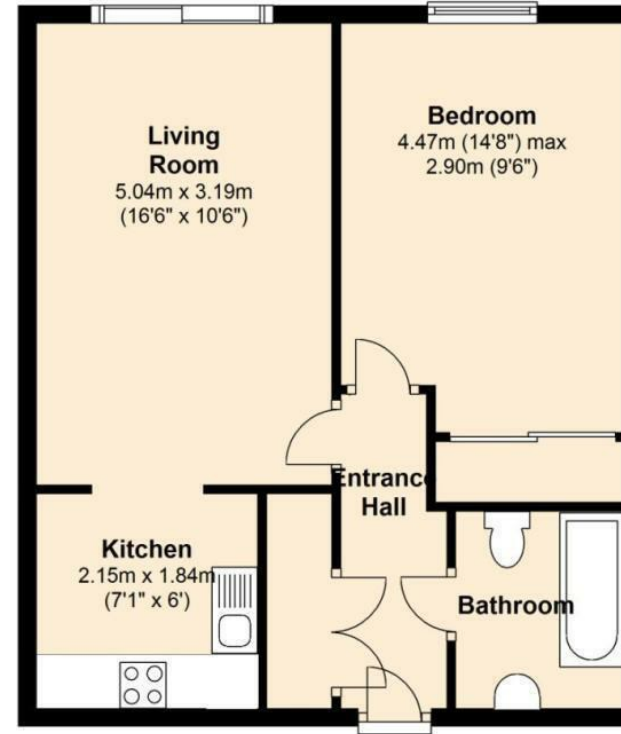
Residents must be over the age of 60

VIEWINGS

By appointment through the Agents.

Ground Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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	

Guide Price £125,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

Total area: approx. 44.1 sq. metres (474.7 sq. feet)

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>.

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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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