



Station Street, Saffron Walden, CB11 3HF

CHEFFINS

Station Street

Saffron Walden,
CB11 3HF

This bright, well-appointed and recently decorated one-bedroom retirement apartment features new carpets and bathroom flooring. It offers lovely views of the landscaped communal gardens and is a short walk to town amenities. Enjoy the communal sitting room and beautiful substantial gardens. 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 £129,500





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.

SECOND FLOOR

PRIVATE ENTRANCE HALL

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

LIVING ROOM

Double glazed window to the rear aspect with views of the communal garden, double doors into:-

KITCHEN

Fitted with a range of base and eye level units, part-tiled walls, integrated oven with four ring electric hob and extractor above, freestanding fridge and freezer, double glazed window to the side aspect.

BEDROOM 1

Double glazed window to the rear aspect overlooking the communal gardens, free-standing wardrobe.

SHOWER ROOM

Comprising walk-in shower enclosure, tiled walls, ceramic wash basin with vanity space beneath, low level WC.

OUTSIDE

Delightful well maintained, large communal gardens which are predominately laid to lawn with a range of mature shrubs, trees and flowering bordering together with ample parking facilities.

LEASEHOLD

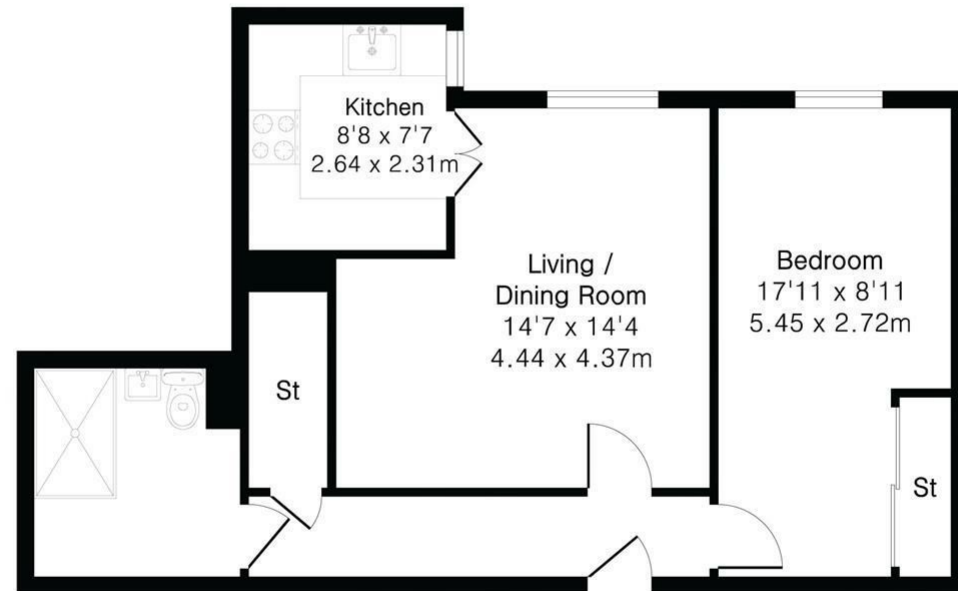
Lease Length: 125 years from 1 May 1995 with 94 years remaining
Ground Rent: £514.00 per annum
Service Charge: £3,138.00 per annum

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 575 sq ft - 53 sq m



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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 £129,500

Tenure – Leasehold

Council Tax Band – C

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>.

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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.

