



South Road, Saffron Walden, CB11 3GZ

CHEFFINS

South Road

Saffron Walden,
CB11 3GZ

A beautifully appointed top floor retirement apartment positioned in a central and favourable location within the town. The apartment enjoys far reaching views of the town and provides bright and well proportioned living accommodation throughout together with 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.



Guide Price £225,000





GROUND FLOOR

COMMUNAL ENTRANCE HALL

Staircase and lift to upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

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

SITTING ROOM

Double glazed window to the rear aspect with beautiful views over the town. Door to:-

KITCHEN

Fitted with a range of base and eye level units, stainless steel, integrated fridge and freezer, four ring induction hob with extractor hood above and Hotpoint grill, washing machine, double glazed window to the rear aspect with views of the town.

BEDROOM

Double glazed window to the rear aspect with views over the town. Door to walk-in wardrobe with fitted shelving.

SHOWER ROOM

Comprising ceramic basin with vanity cupboard space beneath, low level WC, walk-in shower enclosure with sliding door and tiled walls, heated towel rail.

AMENITIES

There are beautiful landscaped communal gardens, mobility scooter charging points, resident parking available to rent and free parking for visitors. The secure apartments are served by an intruder alarm and camera entry system, with a lift to all floors. In addition, there is a house manager, 24 hour emergency call system, communal sitting room and a guest suite for visitors (at an additional cost).

LEASEHOLD

- Length of lease -125 years from and including 1 June 2012 (112 years remaining)
- Annual ground rent amount - £425 p.a.
- Annual service charge amount - £4,266 p.a.

Purchaser must be over the age of 60.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C	78	78
(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		

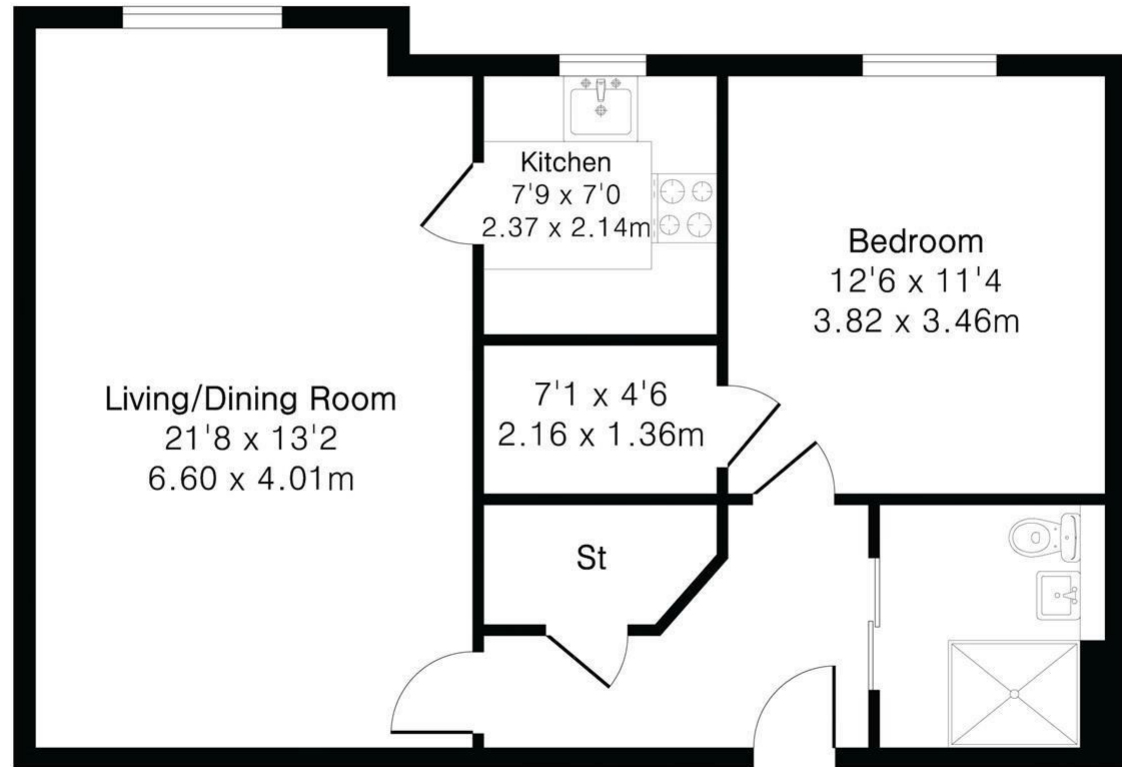
Guide Price £225,000

Tenure – Leasehold

Council Tax Band – D

Local Authority – Uttlesford

Approximate Gross Internal Area 666 sq ft - 62 sq m



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

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.



CHEFFINS