



**Radwinter Road, Saffron Walden, CB11 3UZ**

**CHEFFINS**

## Radwinter Road

Saffron Walden,  
CB11 3UZ

A second floor, double bedroom retirement apartment in a sought after development within close proximity to the town centre. The property enjoys spacious, bright and well-proportioned living accommodation with further provisions of a communal gardens and car park.

### 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 £140,000**





Saffron Lodge is a delightful and sought-after development of 31 one and two bedroom retirement apartments built in 2014. Conveniently located within a short level walk to the common, Market Square and the town's facilities.

Communal facilities include:

- Residents' lounge
- Laundry room
- Well-being suite
- Guest suite
- Reception
- House Manager
- Communal gardens
- Off-street parking
- Mobility scooter store and charging point

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

A pair of glazed entrance doors open to the residents' lounge, providing a comfortable and spacious communal area with reception and house manager's office nearby. The upper floors are accessible via staircase or lift.

## SECOND FLOOR

### PRIVATE ENTRANCE HALL

Entrance door, two fitted storage cupboards and doors to adjoining rooms.

## SITTING/DINING ROOM

Window to the side aspect and glazed door to:

## KITCHEN

Fitted with a range of base and eye level units with worktop over, sink unit, electric oven, induction hob with extractor hood over and compact dishwasher.

## BEDROOM

Window to the side aspect and fitted wardrobe.

## SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, shower enclosure, low level WC and heated towel rail.

## LEASEHOLD

Term: 125 years from and including 1 May 2014

Ground Rent: £653.04 p.a.

Service Charge: £3,894 p.a.

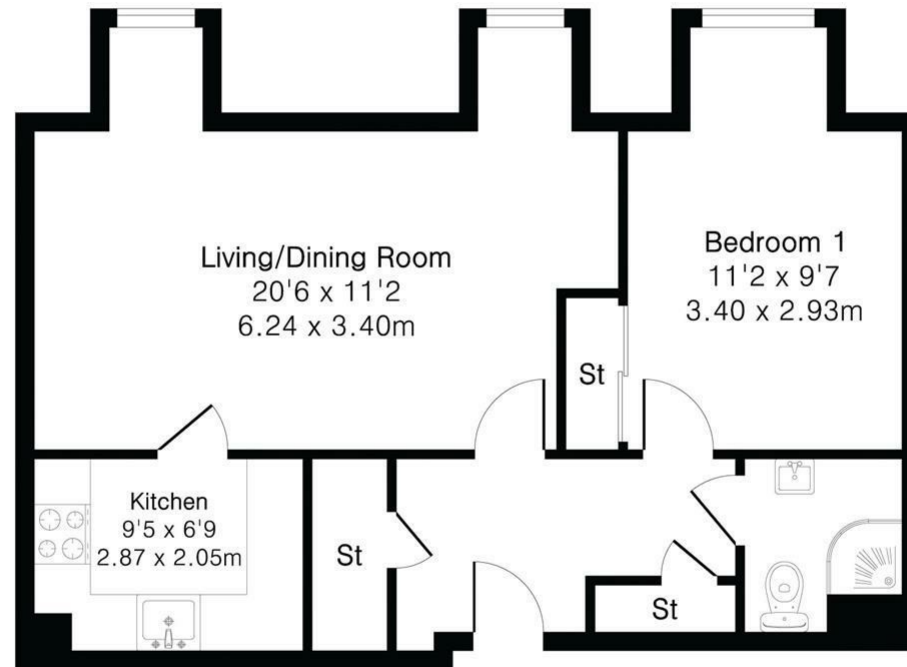
Minimum age for residents is 55 years.

## VIEWINGS

By appointment through the Agents.



**Approximate Gross Internal Area 584 sq ft - 54 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                      | 73        |
| (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 £140,000

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](http://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.

