



Radwinter Road, Saffron Walden, CB11 3UZ

**CHEFFINS**

## Radwinter Road

Saffron Walden,  
CB11 3UZ

A one bedroom ground floor apartment forming part of a popular retirement development. The property is in good decorative order and benefits from direct access to the communal gardens.

### 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 £170,000





## SAFFRON LODGE

Saffron Lodge is a delightful development of retirement apartments situated within level walking distance of the picturesque town centre. There is a Lodge manager on hand throughout the day to support the residents and arrange regular events in the residents' lounge. Other communal facilities available to residents include:

- Laundry room
- Well-being suite
- Guest suite
- Emergency 24 hour Careline system

## 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.

## PRIVATE ENTRANCE HALL

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

## SITTING/DINING ROOM

Double glazed window and door to the rear aspect providing views and direct access to the communal gardens, fireplace with electric fire and door to:

## KITCHEN

Double glazed window to the rear aspect. The kitchen comprises a range of base and eye level units with tiled splashbacks, stainless steel sink, four ring electric hob with

extractor hood over, built-in oven, integrated fridge and freezer.

## BEDROOM

Double glazed window to the rear aspect overlooking the communal gardens, built-in double wardrobe with sliding doors.

## SHOWER ROOM

Comprising low level WC, walk-in shower enclosure, ceramic wash basin with vanity cupboard below, heated towel rail and tiled walls.

## OUTSIDE

The development is conveniently located within a short level walking distance of the town centre. There is a residents' car park with mobility scooter store and charging point. The delightful, well-kept communal gardens and paved terrace can be accessed via the residents' lounge.

## LEASEHOLD

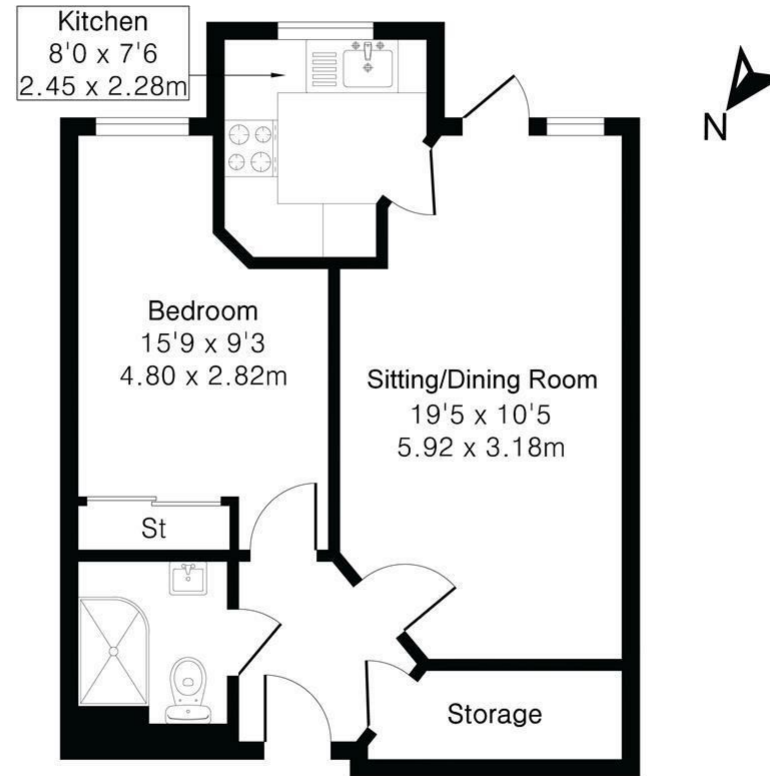
Term - 125 years from and including 1 May 2014 (113 years remaining)  
 Ground rent - £653.04 p.a.  
 Service charge - £3,891.56 p.a.  
 Age restriction - Saffron Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55

## VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 485 sq ft - 45 sq m



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	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 £170,000

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>.

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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.

