



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 a picturesque Medieval market town, steeped in history with a wealth of period properties. There is an excellent range of both independent shops and national chains, along with a twice weekly market, cafes, pubs and restaurants. Good local schooling is available in the town for all age ranges, along with recreational facilities including a leisure centre and swimming pool. Access to London and Cambridge can be gained via the main line railway station at Audley End (just a few minutes' drive to the west) and there are M11 motorway access points at Stump Cross (to the north) and Bishop's Stortford (to the south). Stansted Airport is within 20 minutes' drive and Cambridge is only 15 miles away.



Guide Price £120,000





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 ground floor with direct access to the west facing communal gardens.

COMMUNAL ENTRANCE HALL

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

PRIVATE ENTRANCE HALL

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

LIVING ROOM

Double glazed doors providing direct access to the communal gardens. Opening to:

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink unit

with stainless steel mixer tap, four ring induction hob with extractor hood over, integrated oven and free-standing fridge freezer and washing machine.

BEDROOM

Double glazed window to the rear aspect overlooking the communal gardens, built-in wardrobes.

BATHROOM

Comprising low level WC, shower enclosure, ceramic wash basin with vanity cupboard beneath and tiled walls.

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

Lease Length: 159 years from 1 April 1988 (122 years remaining)

Ground Rent: £274

Service Charge: £3,500

VIEWINGS

By appointment through the Agents.



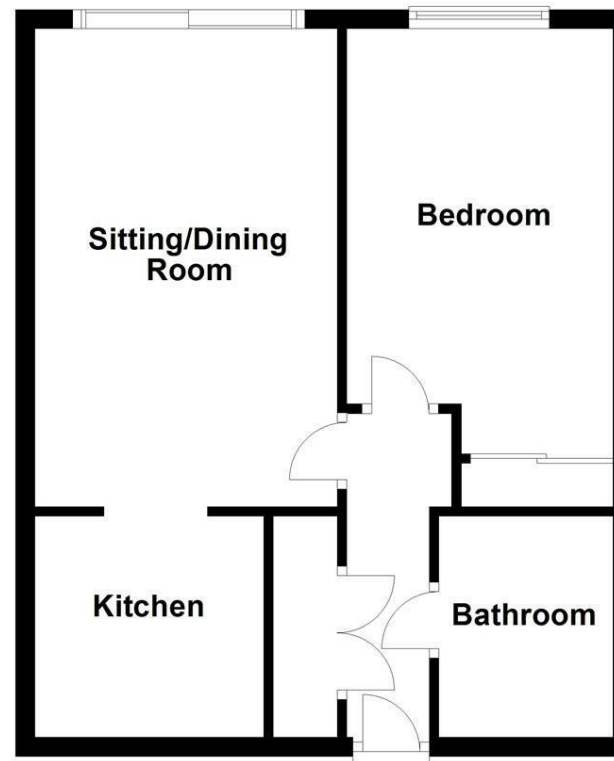
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £120,000

Tenure – Leasehold

Council Tax Band – C

Local Authority – Uttlesford



Approx gross internal floor area 44 sqm (475 sqft)

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.

