

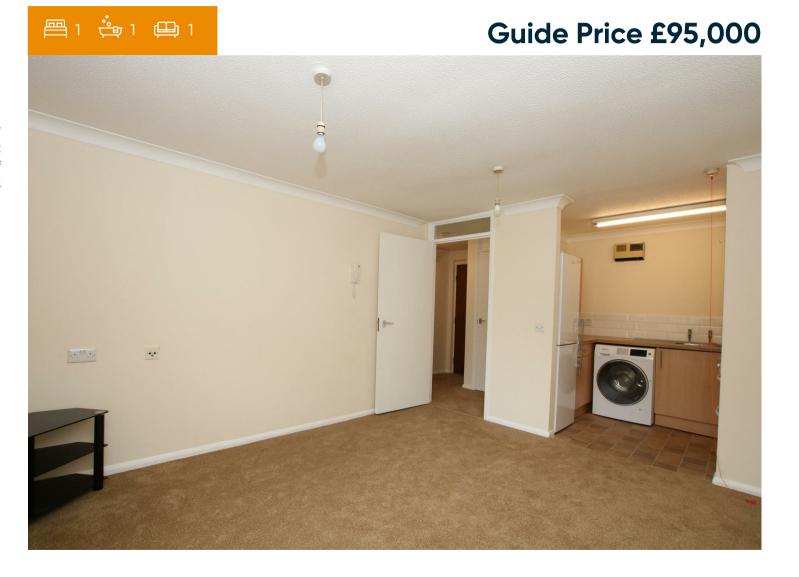




# **Farmadine House**

Saffron Walden, CB11 3HS

A bright and well proportioned ground floor apartment positioned in a popular retirement complex and within level walking distance of the towns amenities. The complex enjoys communal gardens and is offered chain free.



# **CHEFFINS**













#### **FARMADINE HOUSE**

Farmadine House is a retirement complex with house manager, a communal sitting room, laundry room, car parking and communal gardens. There is a double guest room available for a nightly charge.

#### **COMMUNAL ENTRANCE**

Security intercom system, access to the communal facilities and staircase to upper floors.

#### **ENTRANCE HALL**

Personal entrance door, storage cupboard and doors adjoining rooms.

# **BATHROOM**

Comprising ceramic wash basin, low level WC, electric shower and part-tiled wall, vanity cupboard.

## **DOUBLE BEDROOM**

Built-in storage cupboards, sash window to the side aspect.

# KITCHEN/LIVING ROOM

Sash window to the side aspect and fitted with a range of base and eye level units with worktop over, space for fridge freezer and washing machine, stainless steel sink with

mixer tap, built-in shelving, space for oven with extractor hood above, splashback tiles.

### **OUTSIDE**

Farmadine House has its own communal gardens and car parking.

#### **MATERIAL INFORMATION**

Tenure - Leasehold

- Length of lease 87 Years remaining
- Annual ground rent amount £0
- Annual service charge amount -£3,156
- Service charge review period N/A
- Council tax band A

## **VIEWINGS**

By appointment through the Agents.



# Energy Efficiency Rating Very energy efficient - lower running costs (02 plus) A (04-01) B (04-05) C (25-64) D (25-64) D (21-33) F (21-33) F (21-34) C (21-34) C (21-35) C (21-35) C (21-36) C (21-37) C (21-38) C (21-

Guide Price £95,000 Tenure - Leasehold Council Tax Band - A Local Authority - Uttlesford District

# **Ground Floor**



#### Council

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: <a href="https://www.gov.uk/stamp-duty-land-tax/residential-property-rates">https://www.gov.uk/stamp-duty-land-tax/residential-property-rates</a>.







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