



Farmadine House, Saffron Walden, CB11 3HS

**CHEFFINS**

## 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.



**Guide Price £95,000**





## 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                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   | 65        |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

Guide Price £95,000

Tenure – Leasehold

Council Tax Band – A

Local Authority – Uttlesford District

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: <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.

## Ground Floor

