

Radwinter Road, Saffron Walden, CB11 3UZ

CHEFFINS

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Saffron Walden,
CB11 3UZ

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Guide Price £170,000



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.








SAFFRON LODGE

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.

PRIVATE ENTRANCE HALL

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

SITTING/DINING ROOM

Feature fireplace and glazed door leading outside into the communal gardens with a patio area.

KITCHEN

Fitted with base and eye level units with worktop space over, tpart-tiled walls, electric oven with induction hob with overhead extractor, built-in low level fridge and a glazed window to the front aspect.,

BEDROOM

Window to the front aspect and fitted mirrored wardrobes.

SHOWER ROOM

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

LEASEHOLD

Term: 125 years from 1st May 2014 (113 years remaining)
Ground Rent: £653 p.a.
Service Charge: £3,860 p.a.

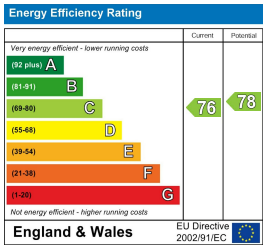
Minimum age for residents is 55 years.

VIEWINGS

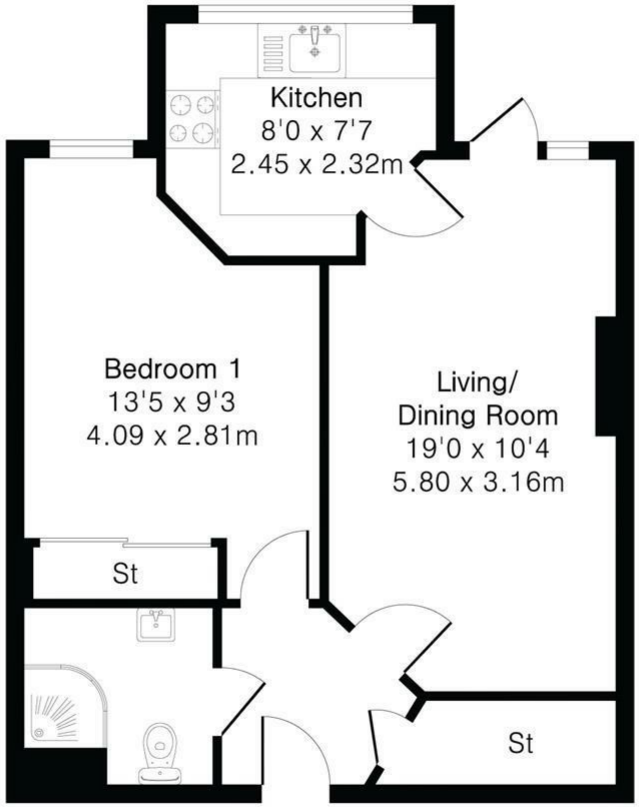
By appointment through the Agents.







Approximate Gross Internal Area 530 sq ft - 49 sq m



Ground Floor

Guide Price £170,000
Tenure - Freehold
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.

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