



Audley Road, Saffron Walden, CB11 3HX

**CHEFFINS**

## Audley Road

Saffron Walden,  
CB11 3HX

- Second floor retirement apartment
- Refitted kitchen and shower room
- Upgraded electric heaters
- South facing balcony
- Communal gardens
- No onward chain

A well-positioned second floor, two-bedroom apartment featuring a south-facing balcony with attractive views over the communal gardens. Arguably one of the development's most desirable apartments, the property also benefits from a recently refitted kitchen and shower room. Offered for sale with no onward chain.



**Guide Price £265,000**





## 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.

## 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 second floor. Outside, there are well-tended communal gardens with a clothes drying area and a communal car park.

## COMMUNAL ENTRANCE

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

## SECOND FLOOR

### PRIVATE ENTRANCE HALL

Entrance door, built-in storage cupboard, door to airing cupboard together with doors to adjoining rooms.

### SITTING/DINING ROOM

Sliding doors lead to the south-facing balcony and opening into:-

### KITCHEN

Refitted with a range of base and eye level units and worktop over and breakfast bar, Neff appliances of induction hob with overhead extractor and oven, sink unit, integrated washing machine, microwave and fridge freezer.

### BEDROOM ONE

Window to the rear aspect and fitted wardrobe.

### BEDROOM TWO

Window to the rear aspect.

### SHOWER ROOM

Refitted with ceramic wash basin with vanity unit beneath, low level WC, shower unit with electric Aqualisa shower and heated towel rail.

### LEASEHOLD

Term: 99 years from 1 April 1988

Annual ground rent amount: Approximately £350 p.a.

Annual service charge amount: £5,492.64 p.a.

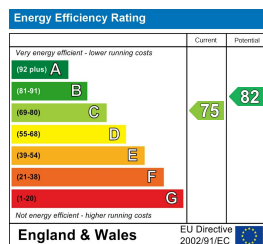
Residents must be over the age of 60

### VIEWINGS

By appointment through the Agents.







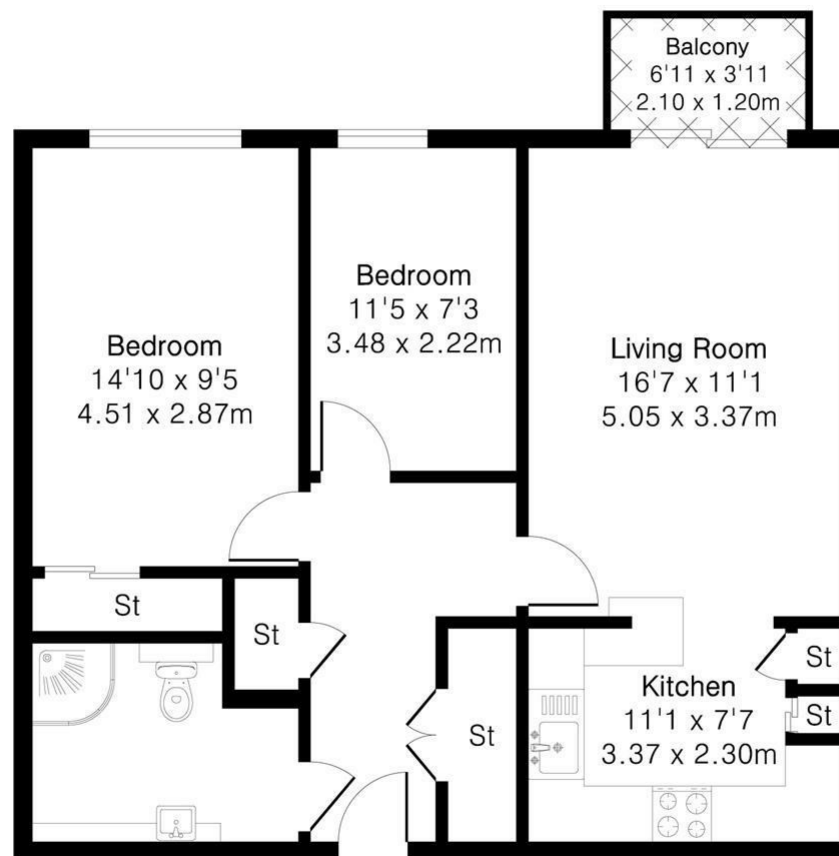
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Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

Approximate Gross Internal Area 702 sq ft - 65 sq m



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.