

Farmadine House, Saffron Walden, CB11 3HS

CHEFFINS

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Saffron Walden,
CB11 3HS

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Guide Price £65,000



A well-appointed, bright and well-proportioned second floor retirement apartment in a convenient town location. The property is a short walk to local amenities and enjoys communal gardens. Offered chain free.

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.









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 lift/staircase to upper floors.

SECOND FLOOR

ENTRANCE HALL
Personal entrance door, built-in wardrobe space with shelving, doors to adjoining rooms.

BATHROOM
Comprising ceramic wash basin with vanity cupboard space below and splashback tiles, low level WC, panel bath with electric shower attachment, part-tiled wall.

BEDROOM
Sash window with views of the communal gardens and wardrobe space.

LIVING ROOM
Sash window to the rear aspect overlooking the communal gardens, electric feature fireplace with an oak mantle above. Opening to:-

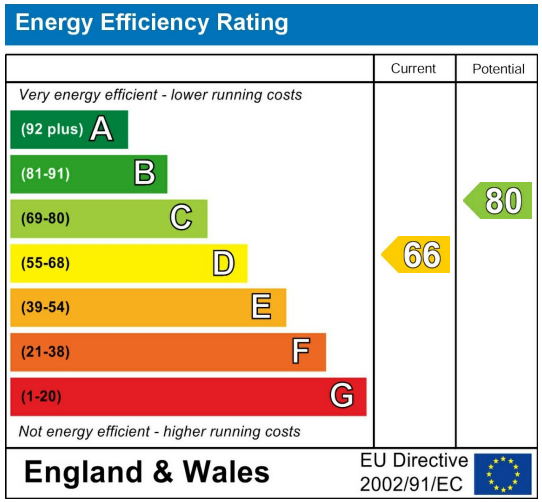
KITCHEN
Fitted with a range of base and eye level units, spaces for free-standing fridge freezer and washing machine, sink unit with splashback tiles, four ring electric induction hob with oven beneath and extractor above, tiled floor.

OUTSIDE
Farmadine House has its own communal gardens and car parking.

LEASEHOLD
Lease Length - 125 years from 1 July 1986 (85 years remaining)
Ground Rent - Included within the service charge
Service Charge - £3,513.84 per annum

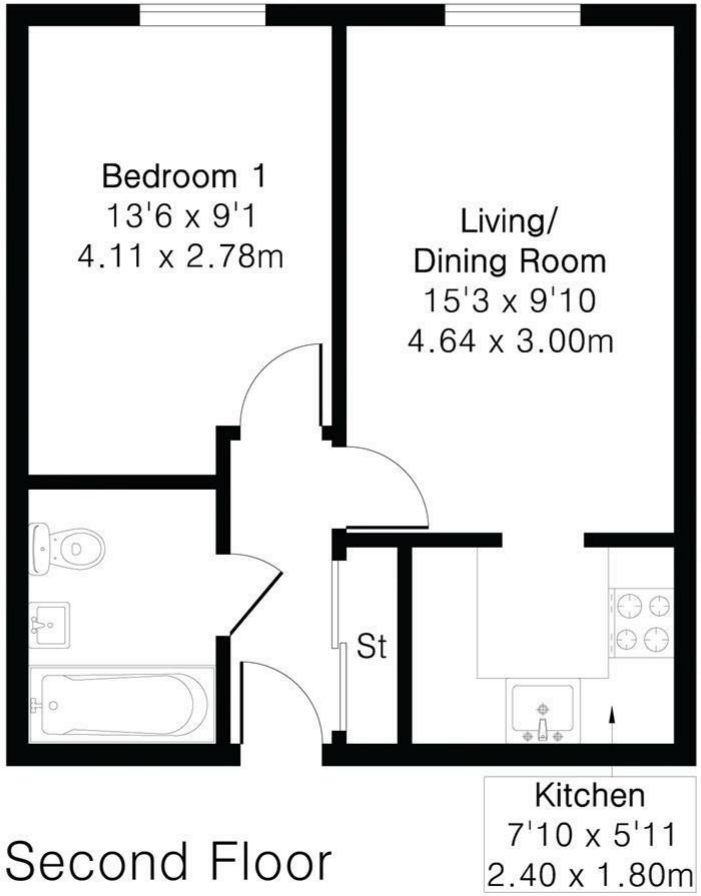
Residents must be over the age of 55.

VIEWINGS
By appointment through the Agents.



Guide Price £65,000
Tenure - Leasehold
Council Tax Band - A
Local Authority - Uttlesford

Approximate Gross Internal Area 418 sq ft - 39 sq m



Second Floor

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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