



Audley Road, Saffron Walden, CB11 3HX



Audley Road

Saffron Walden,
CB11 3HX



Guide Price £279,000

- Top floor retirement apartment
- Open sitting/dining room
- Air conditioning
- West facing balcony
- Refitted shower room
- No upward chain

One of the largest apartments in Audley Court, a beautifully presented, two bedroom retirement apartment situated on the top floor with a west facing balcony.





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.

GROUND FLOOR**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 and doors to adjoining rooms, airing cupboard and fitted storage cupboard.

SITTING/DINING ROOM

with glazed sliding doors opening onto the west facing balcony and window to the rear aspect. Opening into:

KITCHEN

with base and eye level units, space and plumbing for washing machine and tumble dryer, electric hob and oven and space for freestanding fridge/freezer, stainless steel sink.

BEDROOM 1

fitted wardrobe, glazed window to the rear.

BEDROOM 2

with glazed window to the rear.

SHOWER ROOM

with ceramic basin and vanity unit beneath, low level w.c., corner shower unit, bidet, heated towel rail.

OUTSIDE

One of the major benefits of this development is the mature and well-kept garden which is reached from the residents' lounge. In addition, there is a large car park and covered mobility scooter recharging points.

AGENT'S NOTES

- Tenure - Leasehold
- Length of Lease - 139 years from 1/4/1988)
- Annual Ground Rent - £348.30
- Annual Service Charge - £4,406.88
- Service Charge Review Period - Annual
- Council Tax Band - C
- Property Type - Second floor retirement apartment
- Property Construction - Brick cavity walls with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 775
- Parking - Allocated parking space x 1

UTILITIES/SERVICES

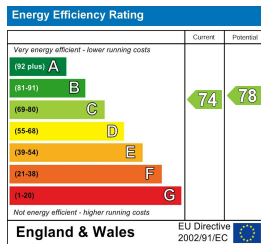
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Electric storage heaters and electric underfloor heating in the bathroom
- Broadband - Fibre to the Property available in the area
- Mobile Signal/Coverage - Good

- Restrictions - Purchaser 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

Approx gross internal floor area 72 sqm (775 sqft)

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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.