



Farmadine House, Saffron Walden, CB11 3HS

CHEFFINS

Farmadine House

Saffron Walden,
CB11 3HS

An attractive two bedroom, top floor retirement apartment situated in a popular residential location within easy access of the town's amenities. The property offers bright and well proportioned accommodation throughout with views on three sides. No onward chain.

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.

2 1 1

Guide Price £117,000





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 HALL

Security intercom system, access to the communal facilities and lift and staircase to upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

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

LIVING ROOM

A dual aspect room with windows to the front and side aspects overlooking the communal gardens. Open plan to:

KITCHEN

Recently refitted with a range of base and eye level units with wooden worktop space over, ceramic sink unit, four ring induction hob with extractor hood above and conventional oven

below, integrated dishwasher, fridge and microwave oven and tiled flooring.

BEDROOM 1

Sash window to the front aspect and built-in wardrobes.

BEDROOM 2

Sash window to the rear aspect.

BATHROOM

Comprising low level WC, ceramic wash basin, shower enclosure, part-tiled walls and tiled flooring.

OUTSIDE

Farmadine House has its own communal gardens and car parking.

LEASEHOLD

Lease length - 125 years from 1st July 1986 (87 years remaining)
Ground rent - Not applicable
Service charge - £3,028.56 p.a.

AGENT'S NOTES

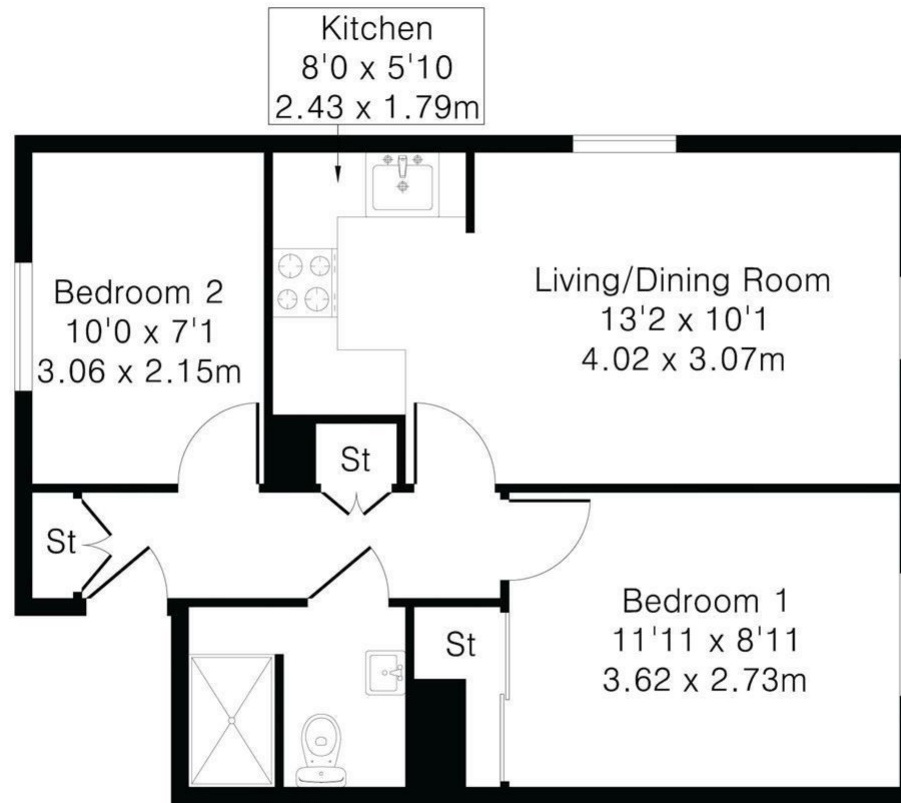
For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 482 sq ft – 45 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £117,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Uttlesford

Second Floor Flat



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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.