



Audley Court, Saffron Walden, CB11 3HX

CHEFFINS

Audley Court

Audley Road, Saffron Walden,
CB11 3HX

A one bedroom top floor retirement apartment conveniently located close to the amenities of the town. Forming part of a desirable development with well-maintained communal gardens and off street parking.

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.



Guide Price £115,000





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. 218 Audley Court 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

ENTRANCE HALL

Built-in storage cupboard and doors to adjoining rooms.

SITTING/DINING ROOM

Double glazed window with partial views over the gardens, updated panel heater and open plan to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over and sink unit, four ring electric hob and built-in eye level oven, free standing washing machine and fridge freezer.

DOUBLE BEDROOM

Double glazed window, updated panel heater, recess with fitted wardrobe and further built-in wardrobe/store cupboard measuring approximately 6' x 3'.

BATHROOM

Suite comprising panelled bath with independent shower over, low level WC, pedestal wash basin, heated towel rail and tiled walls.

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.

LEASEHOLD

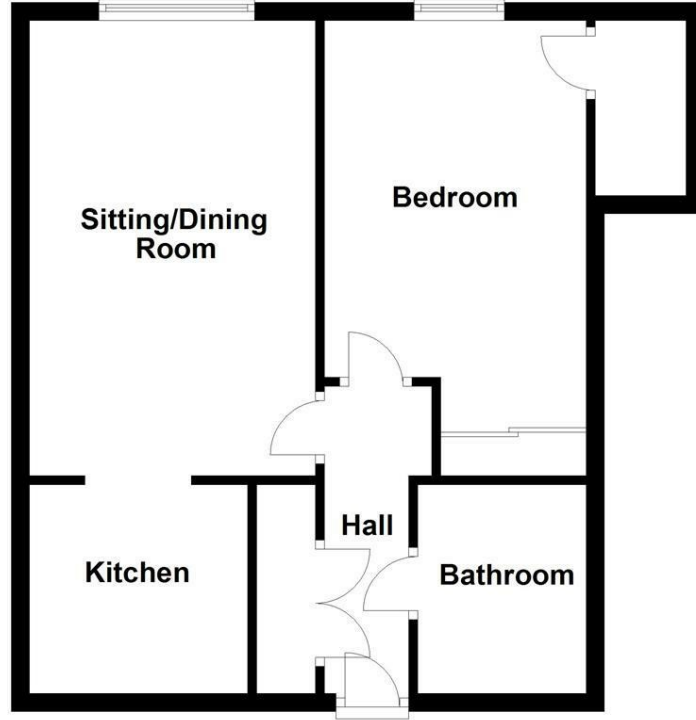
- Length of Lease - 99 Years from 1988 (63 years remaining)
- Annual Ground Rent - £274
- Annual Service Charge - £3305.16

AGENT'S NOTES

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

VIEWINGS

Strictly by appointment with the Agents. Virtual tour available via email. Please contact the office to request a copy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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 £115,000
 Council Tax Band - C
 Local Authority - Uttlesford District Council

Approx gross internal floor area 49 sqm (515 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.