



Audley Road, Saffron Walden, CB11 3HX



## Audley Road

Saffron Walden,  
CB11 3HX

A double bedroom, ground floor retirement apartment with direct access to communal gardens. The property has been recently redecorated and offers bright and well proportioned accommodation throughout. 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.



Guide Price £150,000





## 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. The apartment is located on the ground floor.

## COMMUNAL ENTRANCE

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

## PRIVATE ENTRANCE HALL

Entrance door, storage cupboard space with shelving and doors to adjoining rooms.

## SITTING ROOM

Double glazed sliding patio doors providing direct access to the communal gardens. Opening to:

## KITCHEN

Fitted with a range of base and eye level units with worktop space over, Neff four ring electric hob and oven, stainless steel sink, space for fridge freezer and washer/dryer.

## BEDROOM

Double glazed window overlooking the

communal gardens and built-in storage space.

## BATHROOM

Comprising low level WC, ceramic wash basin with quartz surround, walk-in shower enclosure and heated towel rail. Storage cupboard and tiled walls and flooring.

## OUTSIDE

One of the major benefits of this development is the mature and well-kept garden which can be reached directly from the apartment and also 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 1st April 1988 (62 years remaining)
- Annual Ground Rent - £274
- Annual Service Charge - £3,305

## AGENT'S NOTES

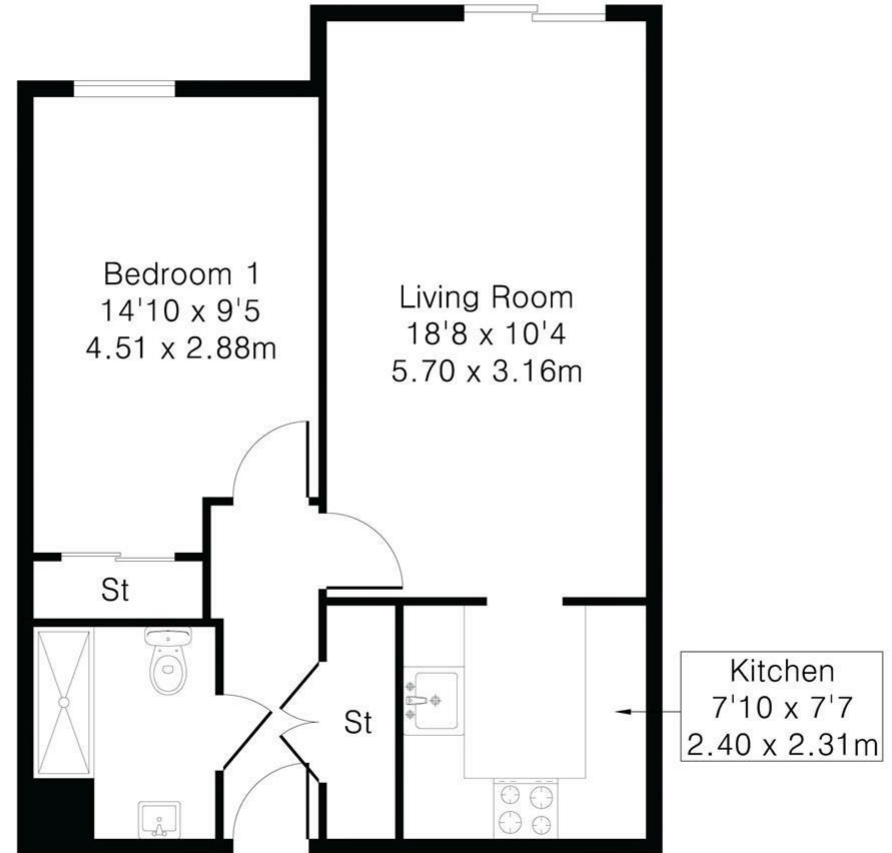
For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 504 sq ft – 47 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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 £150,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford



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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.