



Radwinter Road, Saffron Walden, CB11 3UZ

**CHEFFINS**

## Radwinter Road

Saffron Walden,  
CB11 3UZ

A two bedroom, first floor retirement apartment set in arguably one of the best positions in the development. The property offers bright and well proportioned accommodation throughout together with lift access and 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.

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**Guide Price £250,000**





Saffron Lodge is a delightful and sought-after development of 31 one and two bedroom retirement apartments built in 2014. Conveniently located within a short level walk to the common, Market Square and the town's facilities.

Communal facilities include:

- Residents' lounge
- Laundry room
- Well-being suite
- Guest suite
- Reception
- House Manager
- Communal gardens
- Off-street parking
- Mobility scooter store and charging point

## GROUND FLOOR

### COMMUNAL ENTRANCE

A pair of glazed entrance doors open to the residents' lounge, providing a comfortable and spacious communal area with reception and house manager's office nearby. The upper floors are accessible via staircase or lift.

## FIRST FLOOR

### PRIVATE ENTRANCE HALL

Entrance door, built-in storage cupboard housing the boiler and doors to adjoining rooms.

### CLOAKROOM

Comprising low level WC, wash basin and heated towel rail.

### SITTING/DINING ROOM

A spacious reception space with double glazed windows and double glazed door providing access to the Juliet balcony overlooking the communal gardens. Fireplace with coal effect electric fire, built-in storage cupboards and door to:

## KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink unit, built-in eye level oven, electric hob with extractor hood over, integrated fridge and freezer. Double glazed window to the front aspect.

## BEDROOM 1

Double glazed window to the front aspect.

## BEDROOM 2

Double glazed window to the front aspect and built-in double wardrobe.

## SHOWER ROOM

Comprising wash basin with vanity cupboard below, shower enclosure, low level WC, heated towel rail and extractor fan.

## OUTSIDE

The development is conveniently located within a short distance of the town centre. There is a residents' car park with mobility scooter store and charging point. The delightful, well-kept communal gardens and paved terrace can be accessed via the residents' lounge.

## LEASEHOLD

Lease length - 125 years from 30 May 2014

Ground rent - £358.88 p.a.

Service charge - £5,729.54 p.a.

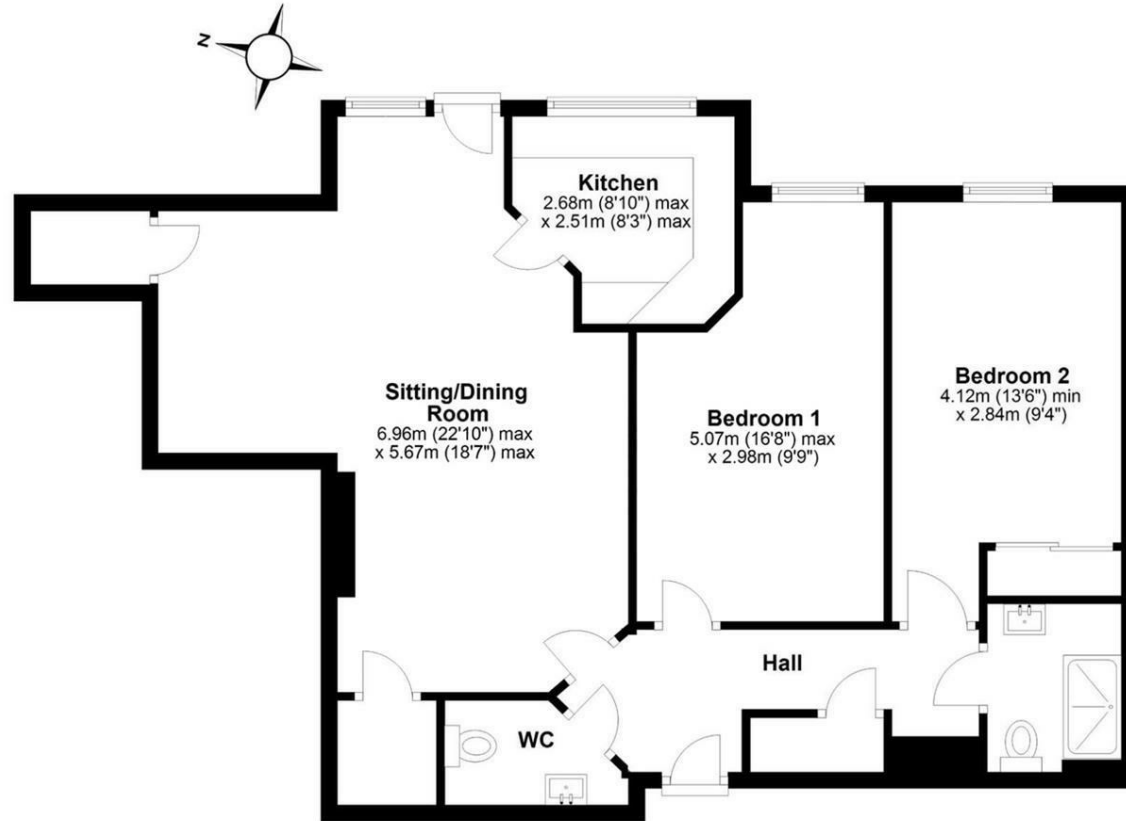
Age restriction - Saffron Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	86
(81-91) B			
(69-80) C			
(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 £250,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

Approx gross internal floor area 79 sqm (850 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.