



Farmadine House, Saffron Walden, CB11 3HS



Farmadine House

Saffron Walden,
CB11 3HS

A bright and well proportioned first floor apartment positioned in a popular retirement complex and within level walking distance of the towns amenities. The complex enjoys communal gardens and is 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.



Guide Price £85,000





COMMUNAL ENTRANCE HALL

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

FIRST FLOOR

PRIVATE ENTRANCE DOOR

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

BATHROOM

Comprising low level WC, ceramic wash basin with vanity cupboard space above, shower enclosure, part-tiled walls and tiled flooring.

BEDROOM 1

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

LIVING ROOM

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

KITCHEN

Fitted with a range of base and eye level units with worktop space over, splash back tiles, stainless steel sink unit, space for oven with extractor

hood over, space for fridge freezer, washing machine/dryer.

OUTSIDE

Farmadine House has its own communal gardens and car parking.

LEASEHOLD

The property is leasehold and has 86 years remaining on the lease.


Annual Service charge - £2,566.08

AGENT'S NOTES

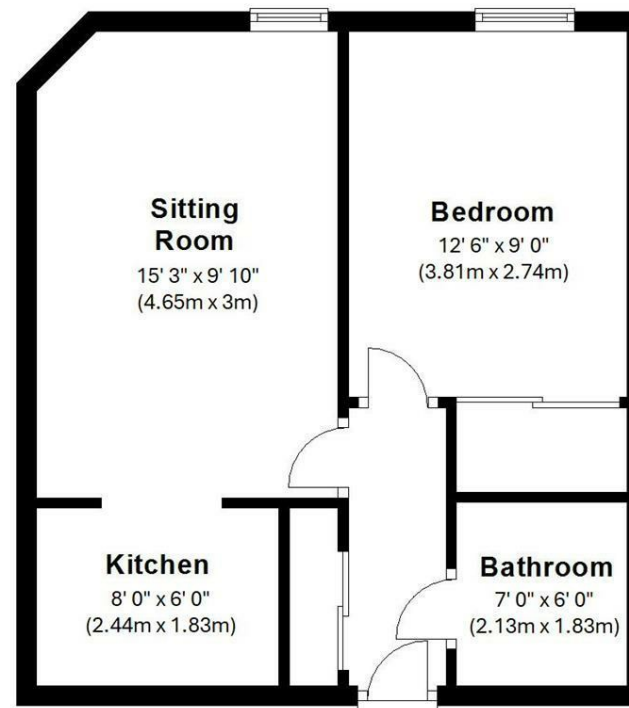
For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Guide Price £85,000
 Tenure - Leasehold
 Council Tax Band - A
 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.