



Station Street, Saffron Walden, CB11 3HF

CHEFFINS

Station Street

Saffron Walden,
CB11 3HF

An immaculately presented two-bedroom retirement garden apartment tucked away in a prime position within the complex with direct access to the south facing communal gardens. The apartment offers generous accommodation with recently refitted kitchen and shower room, redecorated and recarpeted throughout. 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 £275,000





CUSTERSON COURT

Custerson Court is a desirable development of retirement apartments located in a convenient town centre location. The development has a resident house manager and each apartment has 24 hour emergency alarm cords in every room. The communal areas include a spacious residents' lounge, laundry room and well-kept communal gardens with plentiful parking for residents and visitors. The upper floors are accessible via a lift.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entrance door with access to communal hallway providing access to the lift system and staircase.

PRIVATE ENTRANCE HALL

Entrance door, double glazed window, built-in storage cupboard and doors to adjoining rooms.

SITTING ROOM

Double glazed windows and double glazed door leading directly into the communal gardens.

KITCHEN

Recently refitted with a range of base and eye level units with tiled splashbacks, stainless steel sink, integrated Bosch oven, four ring hob with extractor hood above, space for fridge/freezer, double glazed window to the side aspect.

BEDROOM 1

Built-in wardrobe space, double glazed window to the rear aspect overlooking the communal gardens.

BEDROOM 2

Double glazed window to the rear aspect overlooking the communal gardens.

BATHROOM

Refitted suite comprising ceramic wash basin with vanity cupboard space beneath, low level WC, walk-in shower enclosure, tiled walls and heated towel rail.

OUTSIDE

Delightful well maintained, large communal gardens, together with ample parking facilities with gated side access from the apartment.

AGENT'S NOTES

TENURE: Leasehold

LEASE LENGTH: 125 years from 1 May 1995 (96 Years remaining)

SERVICE CHARGE: £4389 p.a. for 2024

GROUND RENT: £580 p.a.

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		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £275,000

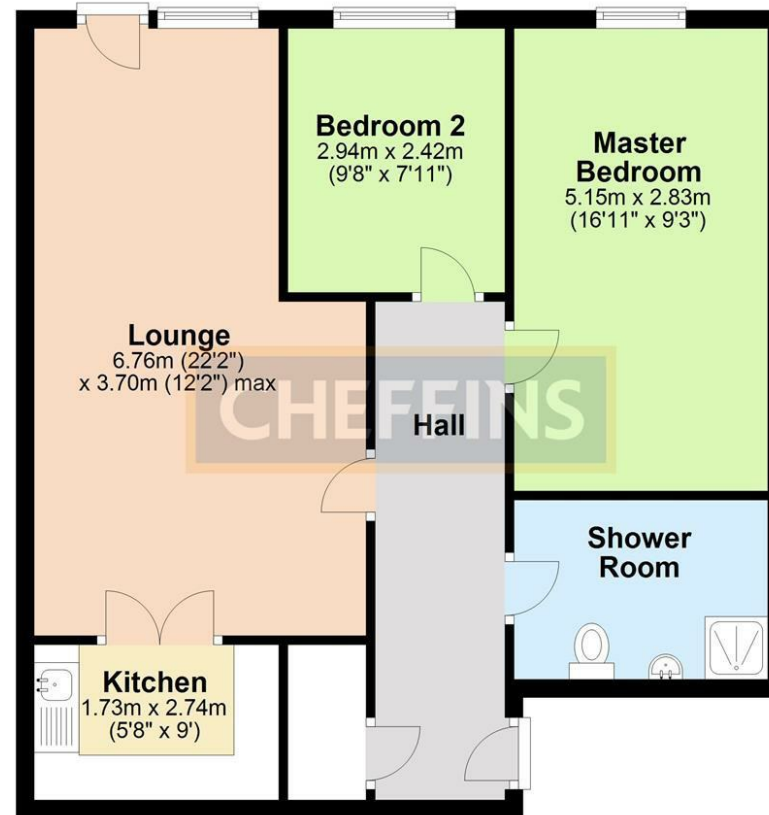
Tenure – Leasehold

Council Tax Band – D

Local Authority – Uttlesford

Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



Total area: approx. 66.3 sq. metres (713.8 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.