



Saffron Lodge, Saffron Walden, CB11 3UZ

**CHEFFINS**



## Saffron Lodge

Radwinter Road, Saffron Walden,  
CB11 3UZ

A first floor, double bedroom retirement apartment in a recently constructed and sought-after development within level walking distance of the town centre. The apartment enjoys a spacious sitting/dining room with bright and well proportioned living accommodation throughout.

### 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 £190,000**





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 with shelving and doors to adjoining rooms.

### SITTING ROOM

Feature electric fireplace and double glazed window to the rear aspect overlooking the communal gardens.

## KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, built-in oven with four ring induction hob over. Double glazed window to the rear overlooking the communal gardens.

## BEDROOM 1

Double glazed window to the rear aspect and built-in wardrobe and shelving.

## SHOWER ROOM

Suite comprising low level WC, ceramic wash basin with vanity cupboard beneath, shower enclosure and heated towel rail.

## 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

Length of Lease: 125 years from and including 1 May 2014 (114 years remaining)

Ground Rent: £653.04 p.a. (reviewed 2028)

Service Charge: £3,860.97 p.a.

Minimum age for residents is 55 years

## VIEWINGS

By appointment through the Agents.



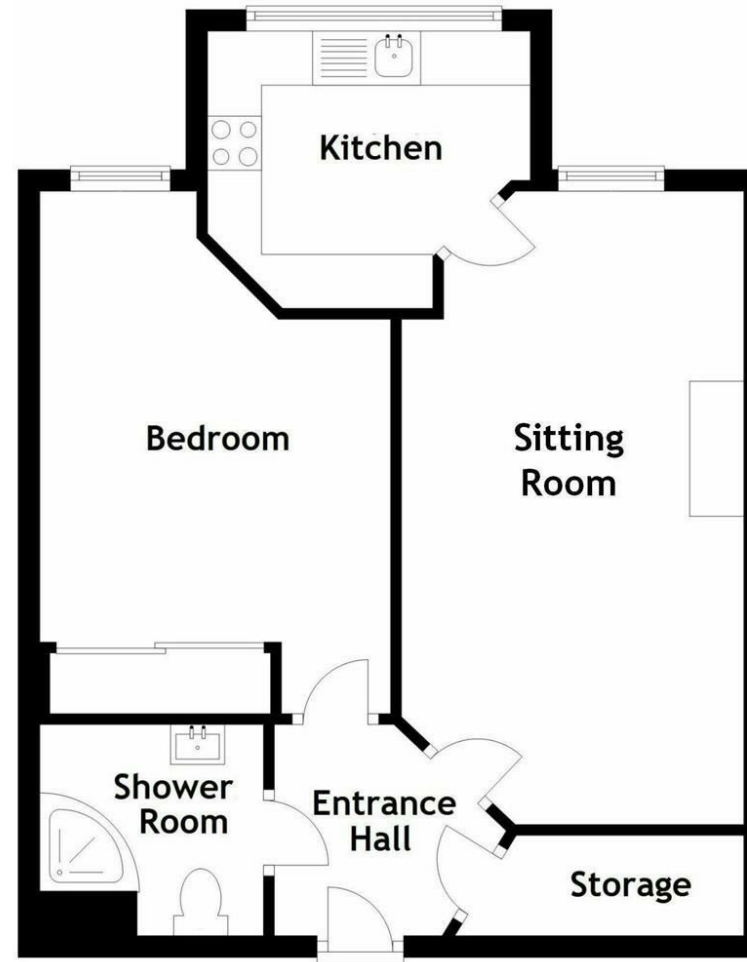
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Guide Price £190,000

Tenure – Leasehold

Council Tax Band – B

Local Authority – Uttlesford



Total area: approx. 527.4 sqft (49 sqm)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

