



South Road, Saffron Walden, CB11 3GZ

**CHEFFINS**

## South Road

Saffron Walden,  
CB11 3GZ

A two bedroom, first floor retirement apartment in a favourable location within the town. The apartment offers spacious accommodation with underfloor heating and benefits from landscaped communal gardens, house manager and 24 hour emergency call system.

### 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 £325,000**





## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Staircase and lift to upper floors.

## FIRST FLOOR

### PRIVATE ENTRANCE HALL

Entrance door, large built-in airing cupboard with fitted shelving and doors to adjoining rooms.

### SITTING/DINING ROOM

Windows to the rear and side aspects and part-glazed door to:

### KITCHEN

Fitted with a range of base and eye level units with stainless steel sink, four ring electric hob with extractor hood over, Bosch electric oven, integrated fridge, freezer and washing machine. Window to the side aspect.

### BEDROOM 1

Window to the rear aspect, walk-in wardrobe with fitted shelving and railing and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over and heated towel rail.

### BEDROOM 2

Window to the side aspect.

## SHOWER ROOM

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

## AMENITIES

There are beautiful landscaped communal gardens, mobility scooter charging points, resident parking available to rent and free parking for visitors. The secure apartments are served by an intruder alarm and camera entry system, with a lift to all floors. In addition, there is a house manager, 24 hour emergency call system, communal sitting room and a guest suite for visitors (at an additional cost).

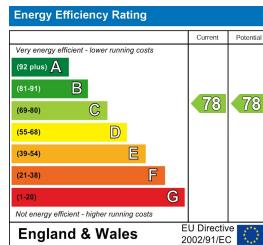
## LEASEHOLD

- Length of lease -125 years from and including 1 June 2012 (111 years remaining)
- Annual ground rent amount - £495 p.a.
- Annual service charge amount - £6,398.40 p.a.

Purchaser must be over the age of 60.

## VIEWINGS

By appointment through the Agents.



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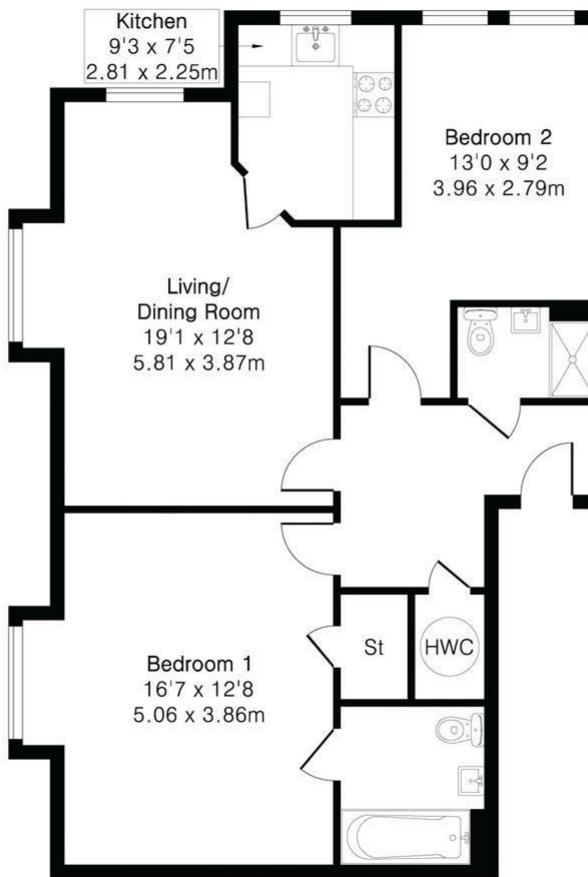
Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

Approximate Gross Internal Area 895 sq ft - 83 sq m

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First Floor

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.



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