



Asking Price £225,000 Leasehold

1 Bedroom, Apartment - Retirement

9, Saffron Lodge Radwinter Road, Saffron Walden, Essex, CB11 3UZ



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

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Sales & Lettings
Retirement Property Specialists

Saffron Lodge

Saffron Lodge is a delightful development of 31 one and two bedroom apartments situated in the picturesque town of Saffron Walden.

Located on Radwinter Road, Saffron Lodge is situated within easy reach of the town centre which includes a market place as well as many independent shops and eateries. At the heart of the town lies St. Mary the Virgin Church, the largest parish church in Essex, as well as the Saffron Walden Museum located in the grounds of the Walden Castle ruins dating back to the 12th Century. The manor house Audley End, another tourist attraction, owned by the English Heritage is open to the public and during the summer months.

Audley End railway station is 2 miles from Saffron Walden and is on the Cambridge to London Liverpool Street line. There are bus services from the station to the town and Stansted Airport is 14 miles away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Saffron Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team, a Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Saffron Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

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



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge/Dining Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. There is also a storage cupboard.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing the apartment is another useful storage cupboard located in the hallway.



Features

- One bedroom ground floor retirement apartment
- No forward chain
- Good decorative order throughout
- Fully fitted kitchen with integrated appliances
- Owners lounge with regular social events
- Communal Laundry Room and Owners Wellbeing Suite
- Lift to all floors
- 24 Hour emergency Careline system
- Car Parking and Communal Gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year Ending 31st May 2024):
£4,186.41 per annum.

Ground rent £653.04 per annum. To be reviewed
May 2028.

Council Tax Band B

125 year Lease commencing 2014

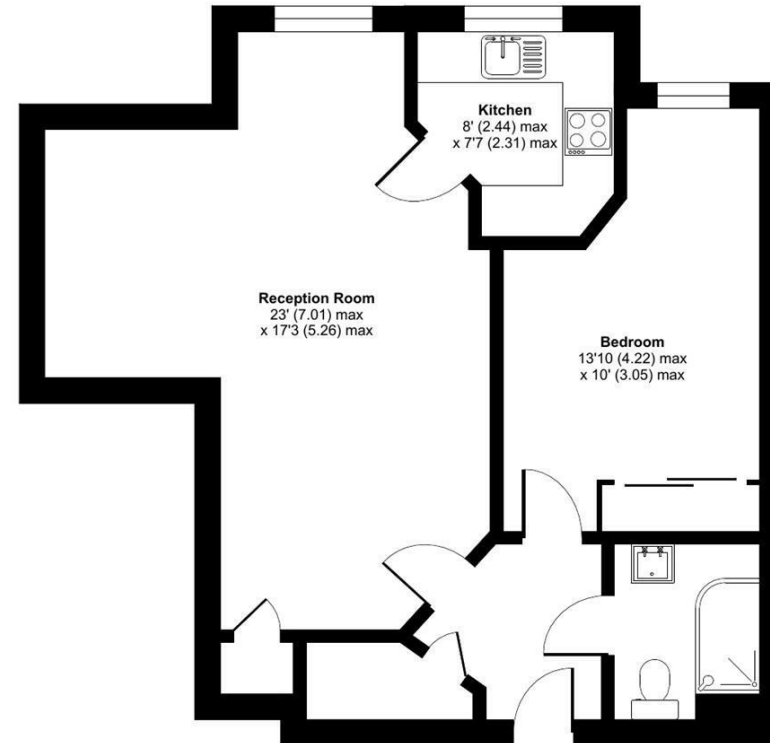
Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets
are subject to the terms of the lease and any further
rules and regulations made by Churchill Estates
Management.

Service charges include: Careline system, buildings
insurance, water and sewerage rates, communal
cleaning, utilities and maintenance, garden
maintenance, lift maintenance, lodge manager and a
contribution to the contingency fund.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

EPC Rating: C

Approximate Area = 606 sq ft / 56.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Churchill Estate Agents. REF: 1089938

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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