



Ground Floor

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The position & size of doors, windows, appliances and other features are approximate only.
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5 Gabriel Court

South Road, Saffron Walden, CB11 3GZ

PRICE REDUCED



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £247,500 Leasehold

A beautifully bright and spacious SOUTH FACING one bedroom apartment located on the GROUND floor with French doors leading to a PATIO AREA, within a popular McCARTHY STONE retirement living development.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Gabriel Court, South Road, Saffron Walden

1 Bed | £247,500

PRICE
REDUCED

Gabriel Court

Gabriel Court is a McCarthy & Stone later living development of 27 apartments situated on the South Road in the charming historic market town of Saffron Walden. This picturesque town, known as "The Jewel of Essex", is steeped in history and culture. Nestled throughout the town are examples of period architecture. The town centre is just under a mile from Gabriel Court, and offers an array of well known High Street shops and supermarkets.

Gabriel Court has been designed and constructed for modern living. The apartments have Sky+ connection points in lounge, underfloor heating throughout, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the refuse room, homeowners lounge and other communal areas.

The Apartment

The apartment is conveniently located immediately adjacent to the homeowner's lounge, house manager's office and the main entrance to the building. The property also benefits from abundant sunlight given its southerly aspect. Complete redecoration and carpet laid throughout less than two years ago.

Entrance Hall

Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors also lead to the lounge, bedroom and shower room.

Lounge

A south facing spacious lounge with French doors which allow lots of natural light in and lead out to a patio area. Ceiling spot lights, raised height power points and TV & telephone points.

Kitchen

Kitchen Fully fitted modern style kitchen with wood effect finish cupboard doors and co-ordinated work surfaces. Stainless steel sink with chrome mixer tap sits below the south facing window with blind. Integrated fridge/freezer and washing machine. Waist height (for minimum bend) electric oven and four ring electric ceramic hob with extractor over. Ceiling spot lights.

Bedroom

A bright and beautiful double bedroom with the benefit of a dual aspect outlook and includes ideal space for a dressing table, or hobby / office desk. Door leads to a large walk in wardrobe. Two ceiling lights, raised height power points and TV and phone point.

Shower Room

A wet room style shower with walk-in level access shower, glass screen and grab rail. WC, vanity unit with sink and mirror above. Electric towel warmer. Emergency pull cord.

Leasehold Information

Lease: 125 years from 1st June 2012

Ground rent: £425 per annum

Ground rent review: 1st June 2027

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge figure for year ending 31st March 2025 is £4,266.48

Entitlements Service Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.

** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

