

## **49 Custerson Court**

**Station Street, Saffron Walden, Essex, CB11 3HF**



**PRICE: £210,000**

**Lease: 125 years from 1995**

### **Property Description:**

**A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR**

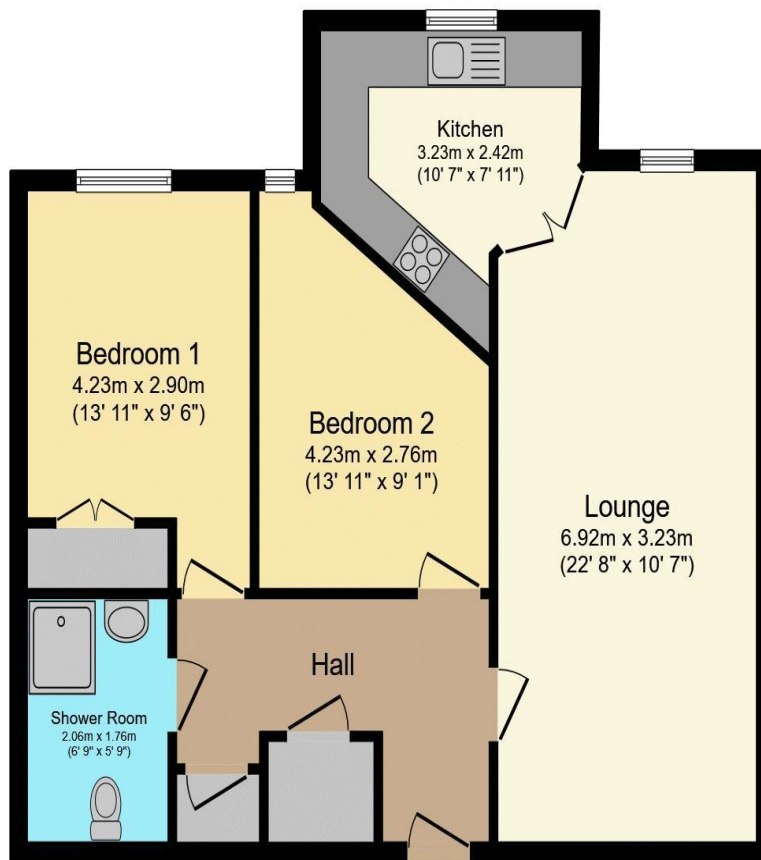
Custerson Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 properties arranged over 3 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge and Communal gardens  
Communal Laundry  
24-hour Appello emergency call system  
Double glazed windows  
Lift to all floors

Guest Suite  
Development Manager  
Price to include carpets, curtains and light fittings  
Lease: 125 years from 1995



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 68.9 m<sup>2</sup> (742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£579.58**

**Ground Rent Period Review:**

**2039**

**Annual Service Charge:**

**£4706.42**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer  
1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.