



**FORTUNE & COATES**

The People's Estate Agent

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## 46 Debden House Debden Grange

Newport, Saffron Walden, CB11 3RP

Fortune and Coates are delighted to bring to market this superbly appointed two-bedroom retirement property, located within the sought-after Debden Grange development in Newport, Saffron Walden. Designed with comfort, convenience, and community in mind, this beautifully presented home offers elegant living in a secure and welcoming environment.

As you enter the apartment, a spacious and welcoming hallway provides access to all rooms and features a large cloakroom, as well as modern emergency call and phone entry systems for peace of mind.

The retirement accommodation comprises two generously sized double bedrooms. The principal bedroom benefits from a stylishly tiled en-suite bathroom with a large walk-in shower, offering both luxury and ease of

**£482,500**

# 46 Debden House Debden Grange

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- Two bed retirement property
- Spacious living room
- Balcony
- 24hr emergency call system
- Guest suite
- Close to local amenities

## Living room

17'2" x 16'5" (5.25 x 5.01)

## Kitchen

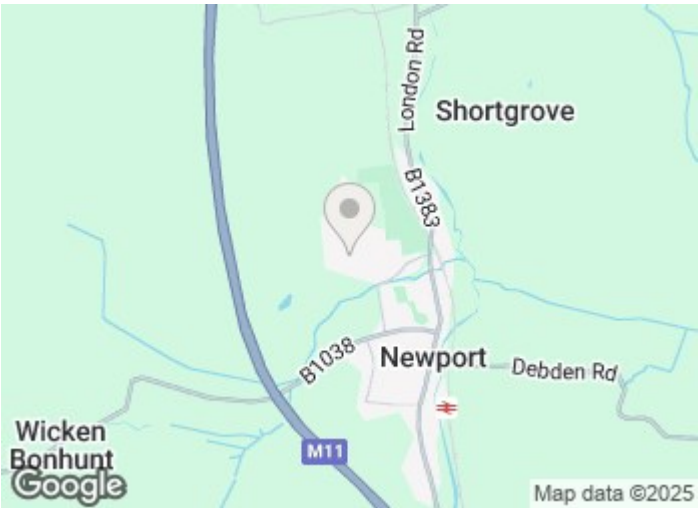
8'3" x 9'10" (2.54 x 3.01)

## Bedroom

11'3" x 18'8" (3.45 x 5.70)

## Bedroom

9'3" x 13'7" (2.82 x 4.15)

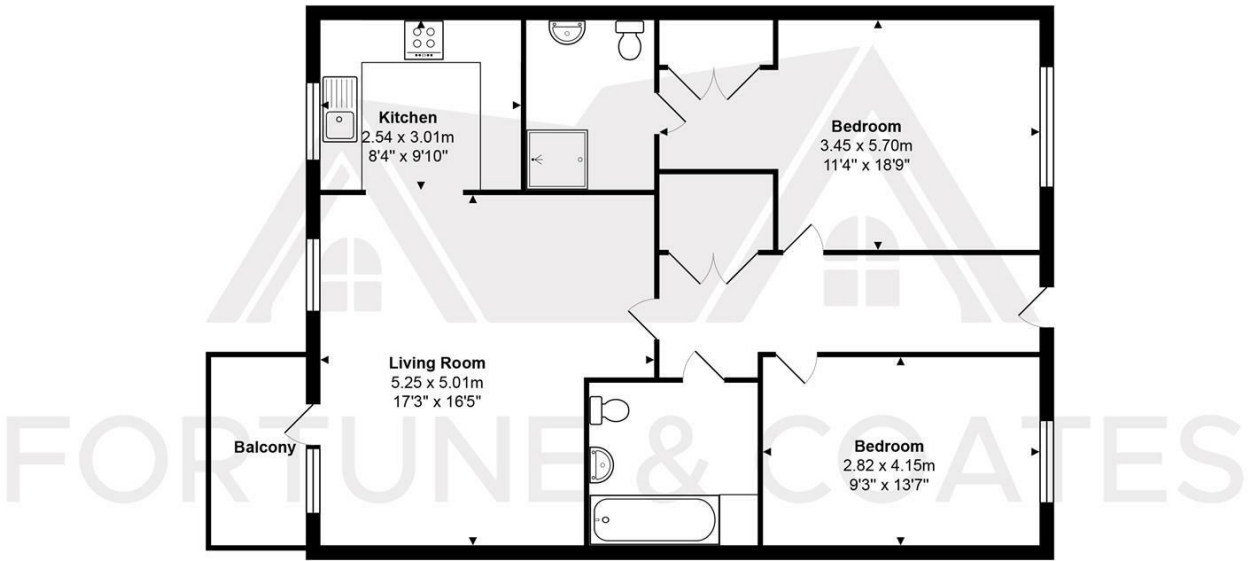


Directions





Floor Plan



Total Area: approx. 85.0 m² ... 915 ft² (excluding balcony)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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