



Farmadine House, Saffron Walden Guide price

**£100,000 Leasehold**



# Key Features

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125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1915.44 Service Charge pa

Review due: Ask Agent

- One bedroom
- First floor
- Attractive kitchen
- Excellent shower room
- Vacant possession

A super one bedroom apartment in the popular Farmadine development, which has been improved with a kitchen and a shower room so viewing is highly recommended.

This retirement apartment is part of a purpose-built block within easy level walking distance of the town centre. Saffron Walden is a fine old market town with a good range



of shopping, schooling and recreational facilities and is just two miles from Audley End mainline station (fast trains to Liverpool Street) and four miles from the M11 access point at Stump Cross.

**Communal Entrance Door:**  
With security entry phone system, entrance door and lift access to first floor.

**Entrance Hall:**  
Built-in airing cupboard and storage cupboard, storage heater and emergency pull cord.

**Living / Dining Room:**  
15'2" x 9'9" (4.62m x 2.97m)

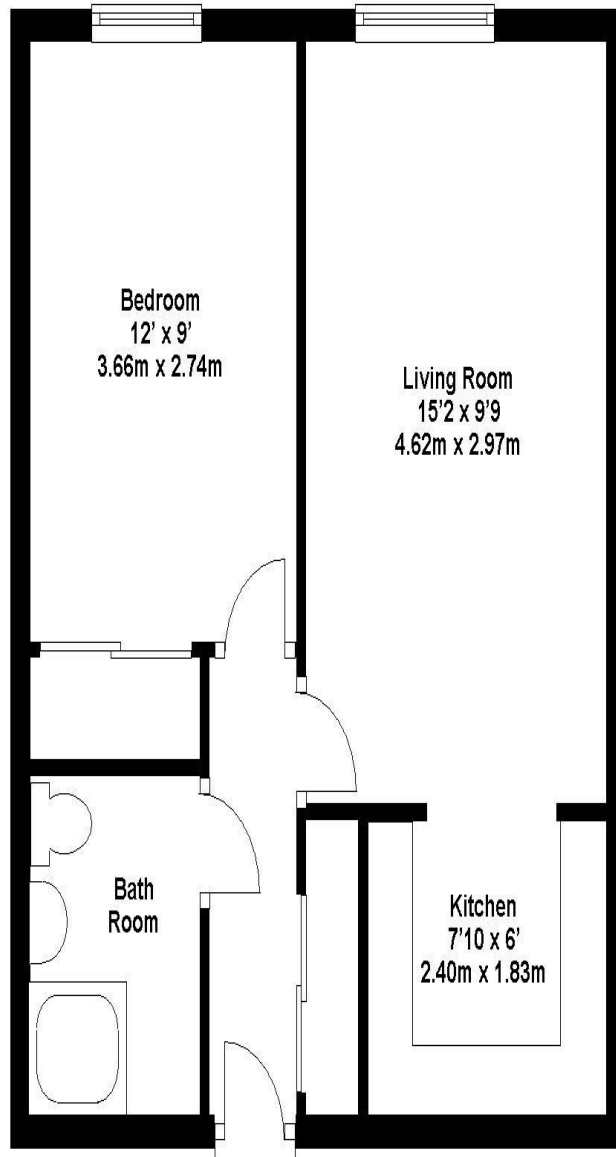
A bright room with window overlooking communal gardens, security entry phone, storage heater and telephone point.

**Kitchen:**  
7'10" x 6' (2.4m x 1.83m)  
Stylish kitchen fitted with a range of base and eye level units with worktop space over with tiled splashbacks, built-in appliances include oven, microwave and fridge, stainless steel sink and drainer, two-ring hob and extractor hood.

**Bedroom:**  
12' x 9' (3.66m x 2.74m)



## First Floor



Approx. gross internal floor area 36 sqm (385 sqft)

Window overlooking gardens, electric panel heater, built-in wardrobe with sliding mirrored doors.

### Shower Room:

A very good quality shower room, comprising double shower cubicle with seat and electric shower, washbasin in vanity unit and cupboards under, low-level WC with hidden cistern, mirrored cupboard and further wall cupboard, extractor fan, shaver point, wall-mounted warm air Dimplex heater.

### Outside:

Farmadine House has its own communal gardens, residents' car parking with the additional benefits of a communal sitting room, laundry and guest accommodation. There is a resident house manager at Farmadine and there are also call-cords throughout the apartment.

### Local Authority:

For further information on the local area and services, log onto [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

### Council Tax:

Band A

To view this property call Kevin Henry on: 01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 [sales@kevinhenry.co.uk](mailto:sales@kevinhenry.co.uk)

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