



Saffron Lodge Radwinter Road, Saffron Walden  
**Offers Over £165,000 Leasehold**





# Key Features

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125 Years remaining as of 01 May 2014

£653.04 Ground Rent

Review due: Ask Agent

£3941.94 Service Charge

Review due: Ask Agent

- One Bedroom First Floor Retirement Apartment
- Modern Kitchen
- House Manager & 24 Hour Emergency Careline System
- No Chain
- Close To Town Centre

Located in the popular development of Saffron Lodge and with easy reach on the town centre this one bedroom apartment with views over the communal garden is offered for sale with no onward chain. In the communal areas you will find the





manager's office, residents lounge and kitchen area with doors leading out to the rear gardens, laundry room with three washing machines, and three tumble driers, wellbeing suite and guest suite. Stairs to the upper floors.

You enter the property into a large and bright hallway which has two large storage cupboards with shelving and one housing the domestic hot water heating unit. From here you find the living room which offers enough room for you to have a small table and chairs there. The kitchen is off the lounge, with wall and base units with worktops over, inset hob with extractor hood over, built in oven, integrated refrigerator and a freezer and Neff dishwasher.

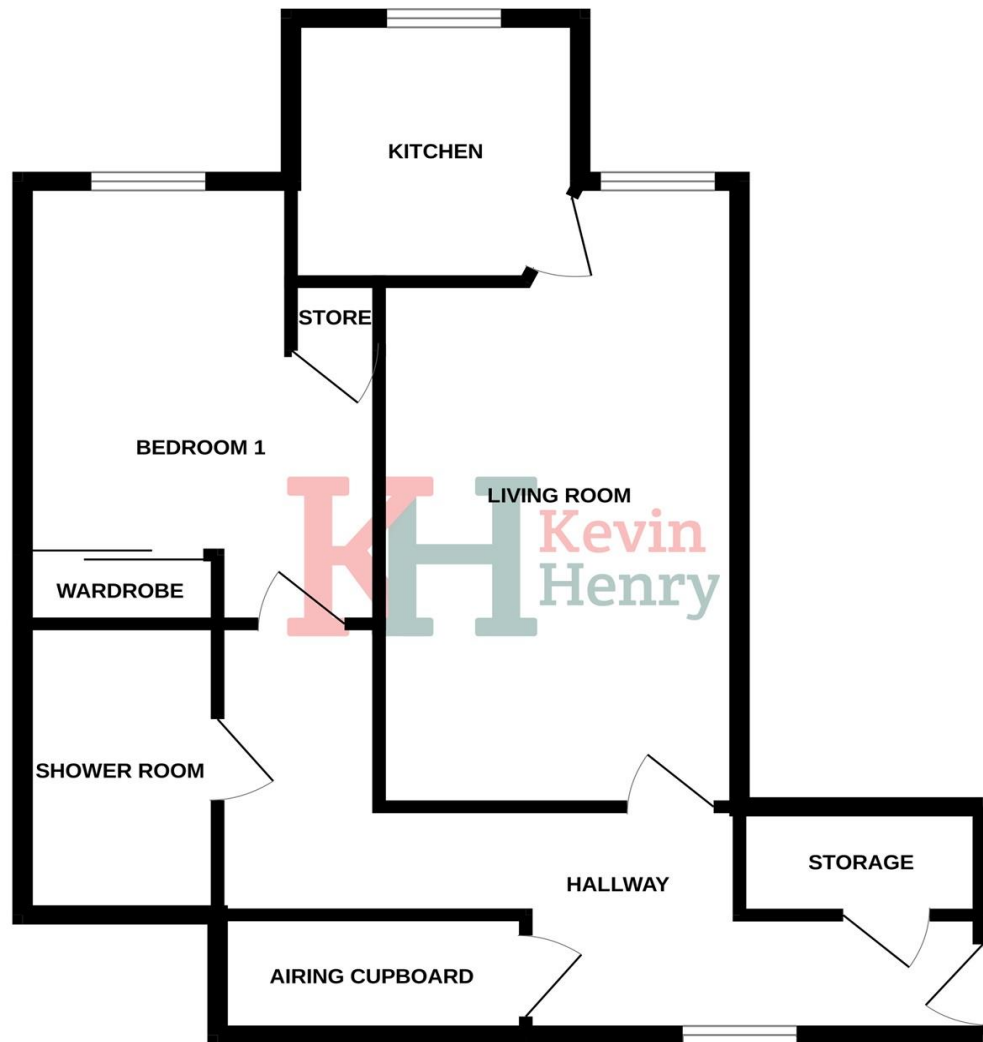
The bedroom benefits from having ample fitted wardrobes and cupboard space.

Outside you will find the beautiful communal gardens and terrace, with established shrub and flower borders and residents' parking where there are also mobility scooter charging points.

Saffron Walden is a fine old market town with a good range of shopping, schooling



## GROUND FLOOR



and recreational facilities, including the renowned Saffron Hall for its musical events etc., which is situated at the County High School. Audley End mainline station is just two miles distance and the M11 access point at Stump Cross 4 miles.

### Additional information:

The apartment has an emergency Careline system, maintained by Careline and monitored by the on-site house manager during the day and 24 hours, 365 days a year by the Careline team, secure entry phone system with camera that can be connected to your TV. and fire and smoke detection systems throughout both the apartment and communal areas.

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### Entrance Hall

Living Room 19'3 x 10'4

Kitchen 8'1 x 7'5

Bedroom One 13'7 x 9'3

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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