



Hadleigh Court, Carnation Drive, Saffron Walden

**£115,000** Leasehold





# Key Features

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99 Years remaining as of 30 Jun 1984

£75.00 Ground Rent pa

Review due: Ask Agent

£1656.00 Service Charge pa

Review due: Ask Agent

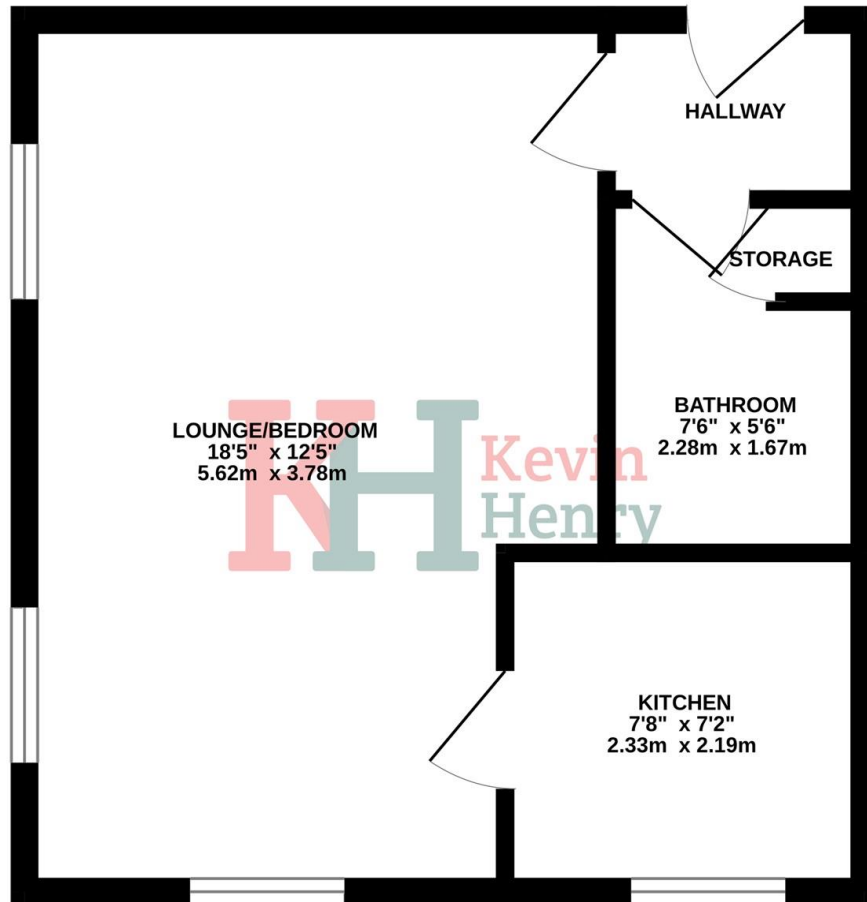


- Studio flat
- Close to town
- Walking distance to amenities
- Investment opportunity
- Communal parking

This apartment is part of a purpose-built block with the benefit of security lighting and a secure entry system, close to a supermarket and just a short distance to the town centre. Accommodation comprises living room/bedroom, kitchen and bathroom



GROUND FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 330 sq.ft. (30.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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with communal parking area.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. Audley End mainline station is just two miles and the M11 access point at Stump Cross 4 miles.

#### Entrance Hall

Wooden front door leading into entrance area with doors to bathroom and:

Lounge / Bedroom 18'5" x 12'5"

Kitchen 7'8" x 7'2"

Bathroom 9'8" x 5'6"

#### Outside

Communal parking for residents and lawn areas surrounding the property. Security lighting and secure entry system.

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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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF102465 - 0001

