



Saffron Lodge, Radwinter Road, Saffron Walden

**£325,000 Leasehold**



# Key Features

2 1 B C



Ask Agent Years remaining as of Ask Agent  
£717.00 Ground Rent pcm  
Review due: Ask Agent  
£Ask Agent Service Charge pcm  
Review due: Ask Agent

- Two bedroom
- Residents' lounge
- Communal gardens
- 125 year Lease commencing 2014

A rare opportunity to live in a two bedroom apartment in this popular Churchill Retirement Homes scheme, located just off Radwinter Road within a short distance of the town centre.

Saffron Walden is a fine old market town with a good range of shopping, schooling 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.  
Communal Entrance Door

Internal hallway with glazed entrance doors leading to the reception and house manager's office, a spacious communal residents' kitchen and lounge with doors to the rear garden. There are staircases and lifts to the upper floors.

Private Entrance Door

Spacious area with a large cupboard housing the boiler system with space for further storage.

Hall:

Doors to all adjoining rooms.

Sitting/Dining Room:

22'10" max x 18'7" max (6.96m max x 5.67m max)

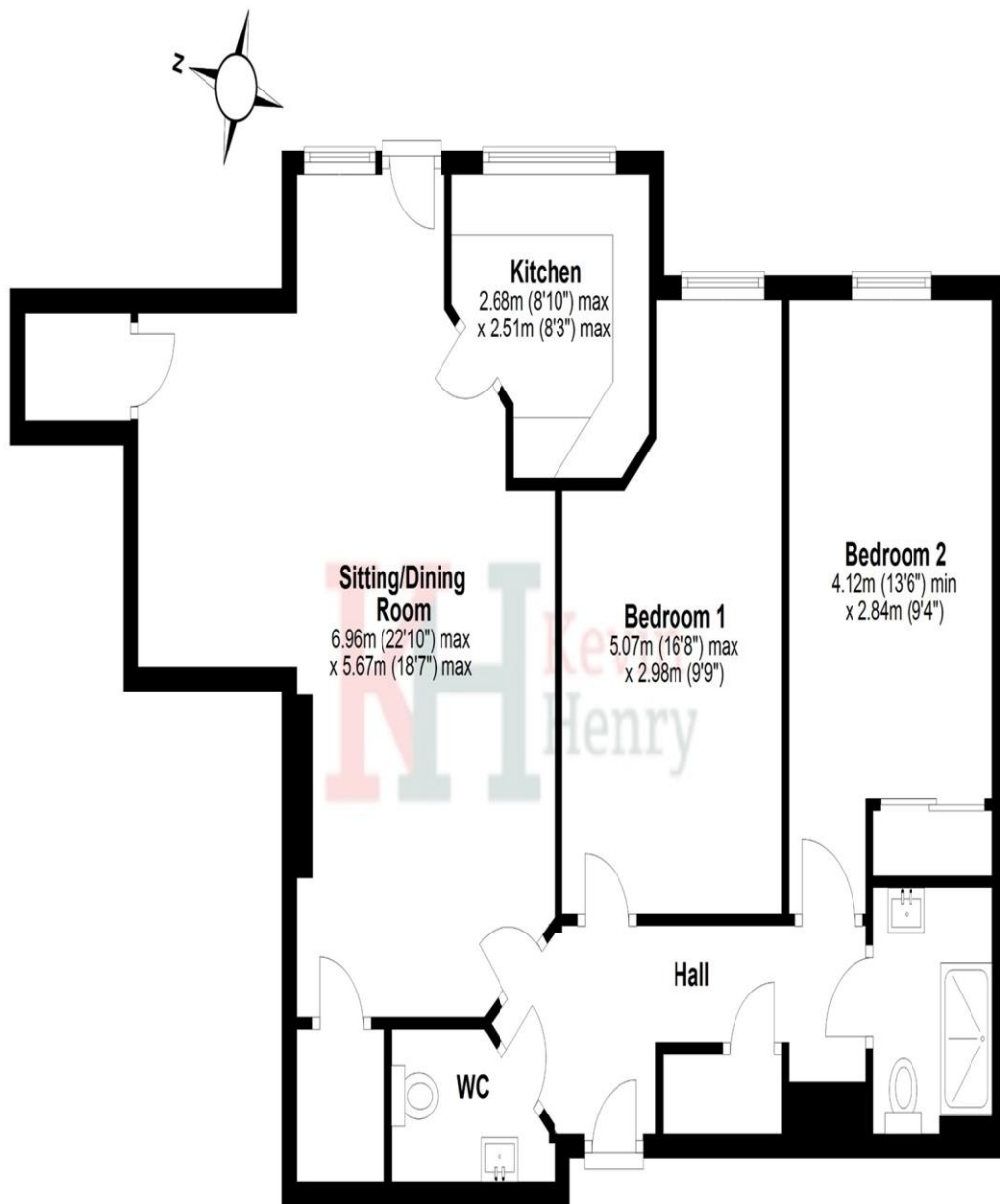
Double glazed window with adjoining double glazed door access to a Juliet balcony. Feature fireplace with coal effect electric fire, doors to two large storage cupboards and glazed door to kitchen.

Kitchen

8'10" max x 8'3" max (2.68m max x 2.51m max)

Looks like new! Fitted with white gloss eye and base level units with wood effect worksurfaces, integral eye level oven and electric hob with extractor over, integral





Approx gross internal floor area 79 sqm (850 sqft)

fridge and freezer, tiled splashbacks, double glazed window to front, wood effect laminate flooring.

**Cloakroom:**

Comprising low level WC, wash basin and heated towel rail.

**Bedroom 1:**

16'8" max x 9'4" (5.07m max x 2.98m)

Double glazed window to front.

**Bedroom 2:**

13'6" max x 9'4" (4.12m max x 2.84m)

Double glazed window to front, mirrored double integral wardrobes.

**Shower Room:**

Suite comprising large shower cubicle, low level W.C. and wash basin with vanity unit beneath, heated towel rail, extractor fan, fully tiled.

**Outside**

The apartment is situated within a level walking distance to town but there are bus stops close by with routes towards the town centre and also the large Tesco on Radwinter Road.

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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