



Audley Court Audley Road, Saffron Walden

**£125,000 Leasehold**



# Key Features



99 Years remaining as of 01 Apr 1988

£Ask Agent

Review due: Ask Agent

£3600.00 Combined Service Charge and  
Ground Rent per annum

Review due: Ask Agent

- Chain free
- Top floor one bed apartment
- Private communal gardens
- Walking distance to Saffron Walden Town Centre
- Lifts to all floors

Offered for sale with no onward chain this top floor property benefits from being in good condition throughout. The apartment comprises of hallway with useful storage space, large lounge/diner, well-equipped kitchen, bedroom with built- in wardrobes



and bathroom.

This popular retirement development benefits from a secure entry system, well-kept communal gardens and resident's car park with covered mobility scooter recharging points.

There is also a house manager, lift, communal laundry room, hair dressing salon and two guest suites available for visitors.

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 (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

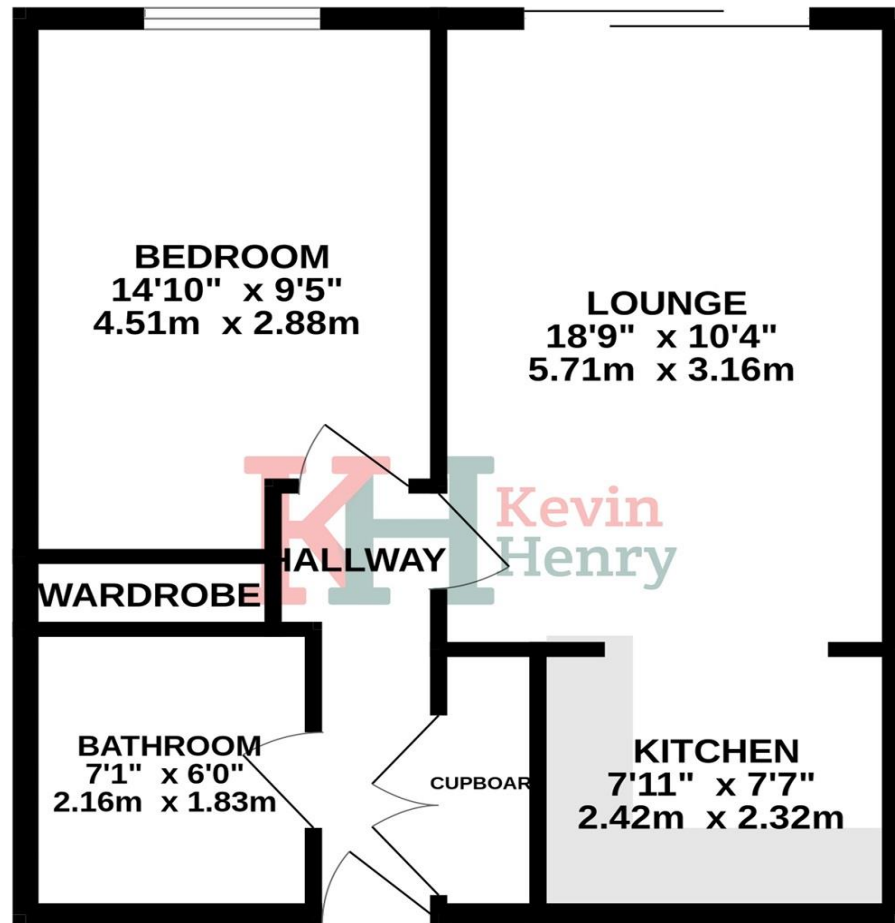
Room dimensions:

Communal entrance

Secure entrance door to communal hallway providing access to the lift and stairs and spacious residents' lounge. Also providing access to the well-kept communal garden.



SECOND FLOOR



FLAT 6, AUDLEY COURT, SAFFRON WALDEN, CB11 3HX

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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Entrance Hall

Lounge/Diner  
18'9 x 10'4

Kitchen  
7'11 x 7'7

Bedroom  
14'10 x 9'5

Bathroom  
7'1 x 6'0

Outside  
Communal gardens and ample parking.

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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