



Farmadine House, Saffron Walden  
**£95,000 Leasehold**

**KH** Kevin  
Henry



# Key Features

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125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£231.28 Service Charge pa

Review due: 03/2026

- 1 Bedroom
- Top floor
- Level walking to town centre
- Retirement accommodation with lift
- No onward chain

This property is situated on the second floor, off the main entrance hallway, with a corner aspect and is accessed via the staircase or lift. Through the main door is an entrance hall with storage, access to loft space and doors to adjoining rooms. The spacious



lounge/diner has the benefit of a garden outlook and leads to a stylish kitchen with base and wall units and spaces for appliances. The large shower room has the benefit of a washbasin with storage beneath, shower cubicle and low level WC. The double bedroom also has a garden outlook and includes wardrobe storage space.

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.

Entrance Hall:

Lounge/Diner

15'2" max x 10'0" max (4.63m (max) x 3.04m (max))

Kitchen:

7'82" x 5'92" (2.38m x 1.8m)

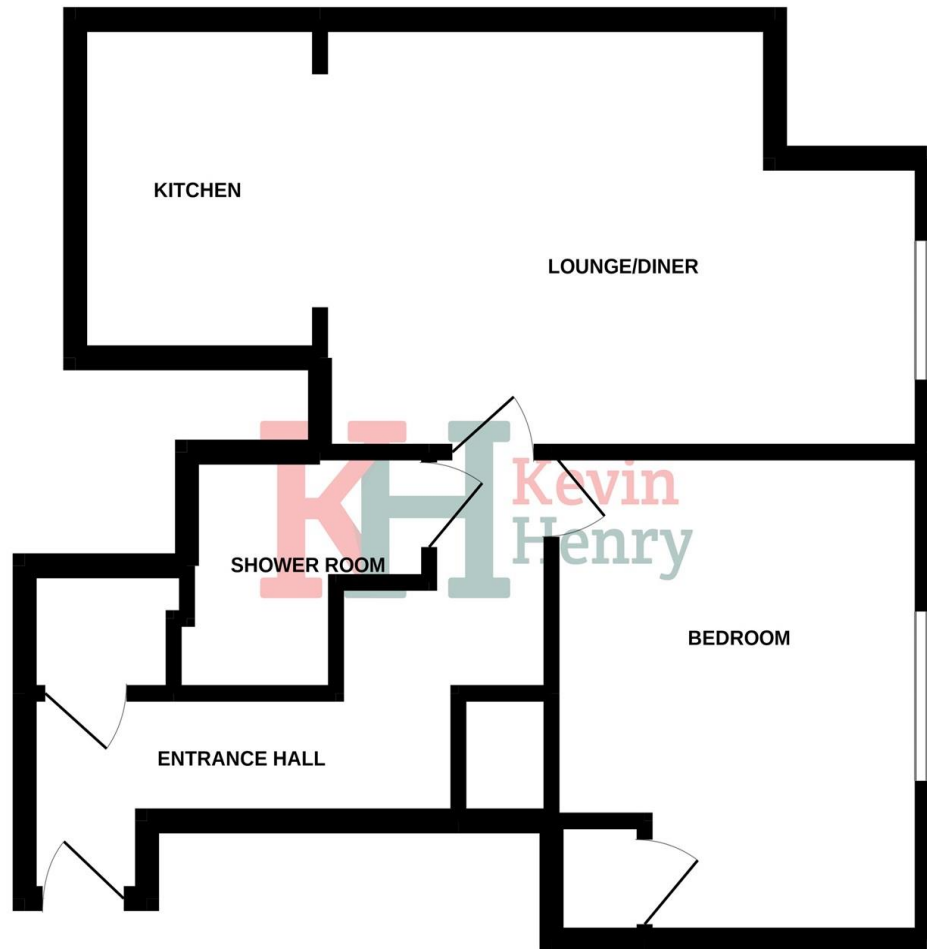
Bedroom:

11'84" (max) x 9'27" (3.6m x 2.82m)





## TOP FLOOR



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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### Shower Room

#### Outside:

There are well-kept communal gardens and non-allocated parking.

#### Agent's note:

Farmadine House retirement development is for over 55's only.

Farmadine House has residents' parking, guest accommodation, an on-site house manager, communal areas, good facilities and is in an excellent location, close to the town centre and amenities.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

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 SCAN ME



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