



Audley Court Audley Road, Saffron Walden  
**OIRO £185,000 Leasehold**

**KH** Kevin  
Henry

# Key Features



99 Years remaining as of 01 Apr 1988

£348.00 Ground Rent pa

Review due: [Ask Agent](#)

£4996.00 Service Charge pa

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- No onward chain
- Ground floor two bed apartment
- Walking distance to Saffron Walden Town Centre
- Lifts to all floors
- Ample off road parking

Retirement property located in the well regarded and popular Audley Court development that benefits from a secure entry system, well-kept communal gardens and resident's car park with covered mobility scooter recharging points. The property



comprises of two good size bedrooms with built in wardrobes to the main bedroom, spacious lounge diner, well equipped kitchen and bathroom.

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

The apartment is on the ground floor and is offered with no onward chain.

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.

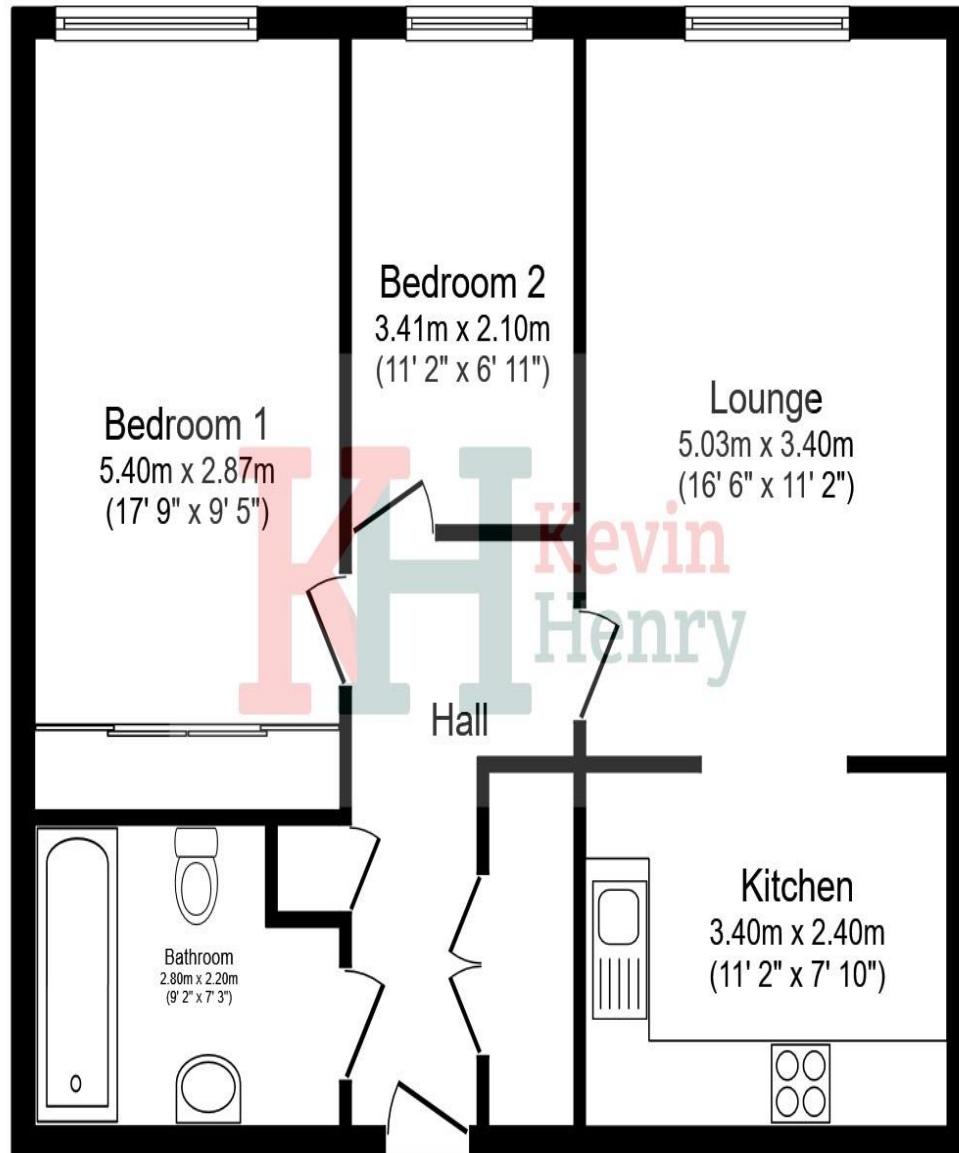
#### Communal entrance

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.

#### Entrance Hall

Storage cupboard, airing cupboard.





Lounge/Diner  
5.03m x 3.40m  
16'6" x 11'2"

Kitchen  
3.40m x 2.40m  
11'2" x 7'10"

Bedroom One  
5.40m x 2.87m  
17'9" x 9'5"  
Built-in wardrobes.

Bedroom Two  
3.41m x 2.10m  
11'2" x 6'1"

Bathroom

Outside  
Communal gardens and ample communal parking.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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