



Saffron Lodge, Radwinter Road, Saffron Walden  
**£280,000 Leasehold**



# Key Features

 2  1  B  C



125 Years remaining as of 01 May 2014

£717.76 Ground Rent pa

Review due: 04/2028

£5843.60 Service Charge pa

Review due: Ask Agent

- Two Bedroom Retirement Apartment
- Ground Floor
- Modern Kitchen
- Redecorated
- New floor coverings

A beautifully presented apartment, formerly the Churchill Living show flat when the property was built in 2014, has recently been redecorated throughout and fitted with new flooring across the whole property so is genuinely ready for you to move in. The large and bright hallway has two large storage cupboards and doors leading to adjoining rooms. The kitchen is



off the lounge, with wall and base units with worktops over, inset hob with extractor hood, built in oven, integrated appliances including a new fridge. The accommodation is flexible as although the living room offers enough space for you to have a small table and chairs, with the current layout you are able to use Bedroom 2 as a dining room or alternatively, depending on your needs, the wall can be rebuilt. Bedroom 1 is a good size with ample fitted wardrobes and cupboard space. In addition, the property benefits from a separate WC and also a shower room comprising WC, wash basin and shower.

Outside you will find the attractive communal gardens and terrace, with established shrub and flower borders and residents' parking where there are also mobility scooter charging points.

The development offers excellent communal facilities including a welcoming residents' lounge which is regularly used for coffee mornings and activities, a convenient on-site parking and practical services such as a healthcare suite, hairdresser and launderette. The manager's office is situated on the ground floor close to the residents' lounge.

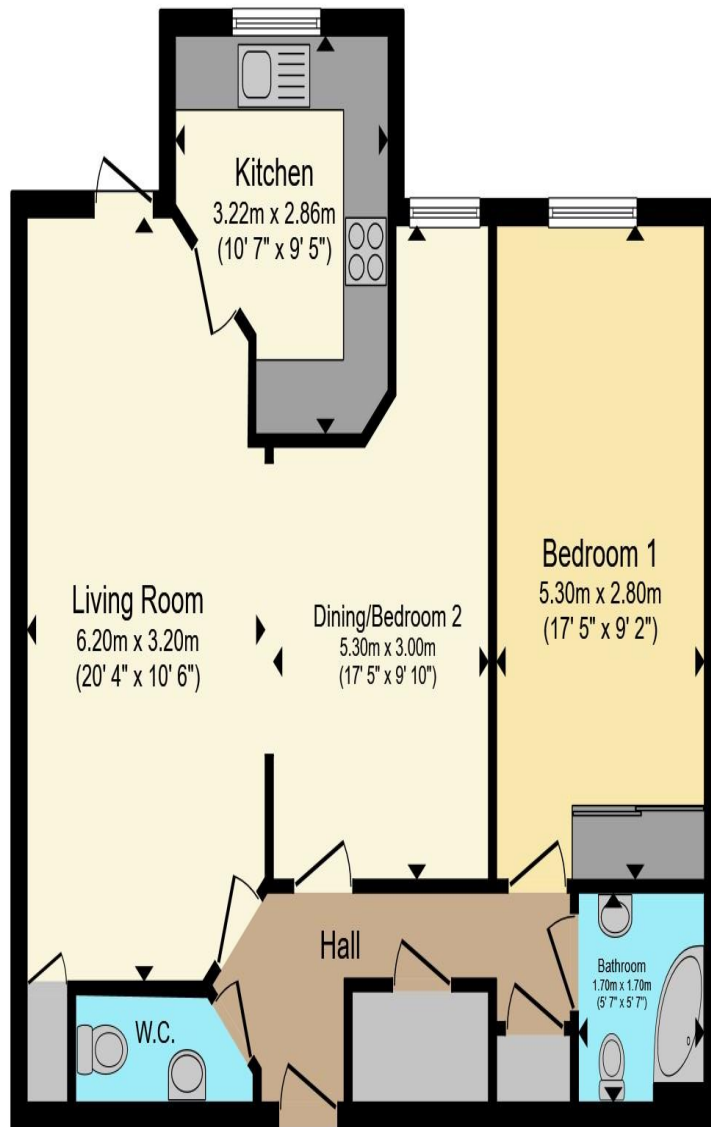
The common parts of the development will be redecorated in the New Year together with new carpeting and new furniture.

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.

Additional information:







Total floor area 0.0 sq.m. (0 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



The apartment has an emergency Careline system, maintained by Careline and monitored by the on-site house manager during the day and 24 hours, 365 days a year by the Careline team, secure entry system and fire and smoke detection systems throughout both the apartment and communal areas. The hot water and radiator heating is fed by a central system and incorporated in the service charge. The development offers a guest suite which is available for your family and friends and Churchill offer all residents the opportunity to stay at a guest suite in any Churchill Living developments across the country.

#### Accommodation Comprises:

Entrance Hall with 2 large storage cupboards  
 Living Room 20'4 x 10'6  
 Kitchen 10'7 x 9'5  
 WC  
 Bedroom One 17'5 x 9'2  
 Bedroom Two / Dining Area 17'5 x 9'10  
 Shower Room

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

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: SAF102485 - 0003

