



Saffron Lodge Radwinter Road, Saffron Walden
£280,000 Guide Price **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

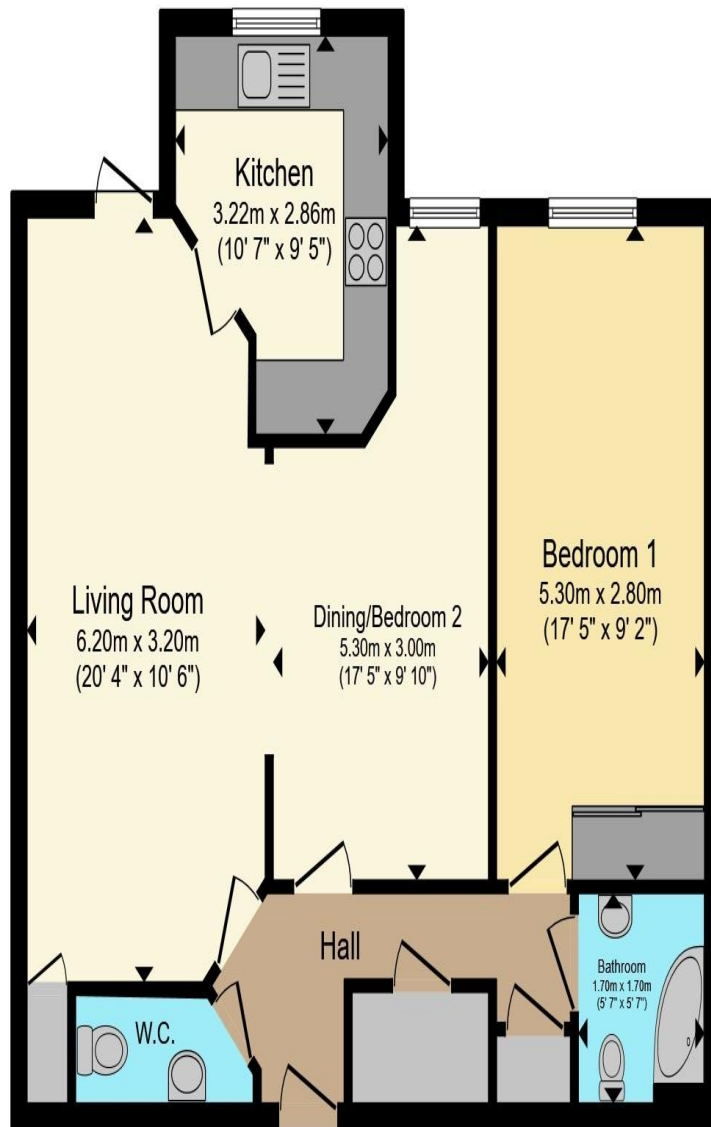


large and bright hallway has two large storage cupboards and doors leading to adjoining rooms. The kitchen is off the lounge, with wall and base units with worktops over, inset hob with extractor hood, built in oven, integrated appliances including a new fridge. The accommodation is flexible as although 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





Total floor area 70 sq.m (753.4 sq.ft) approx

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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:

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

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