



Audley Court, Audley Road, Saffron Walden  
**£125,000 Leasehold**

**KH** Kevin Henry

# Key Features



159 Years remaining as of 01 Apr 1988

£274.00 Ground Rent pa

Review due: [Ask Agent](#)

£4153.00 Service Charge pa

Review due: [Ask Agent](#)

- No onward chain
- Ground floor one bedroom apartment
- New kitchen
- Walking distance to Saffron Walden Town Centre
- Lifts to all floors

In very good condition throughout this one bedroom retirement property benefits from a new kitchen and general decorating. Audley Court is a well regarded and sought after retirement block offering excellent facilities to its residents. The communal



hallway is accessed via a secure entrance hall and there is lift access to all floors. The apartment comprises of a welcoming hallway with good storage space, pleasant lounge/diner, well-equipped kitchen, double bedroom with built-in storage and bathroom.

The development benefits from having a house manager, lift, communal laundry room, hair dressing salon and two guest suites available for visitors.

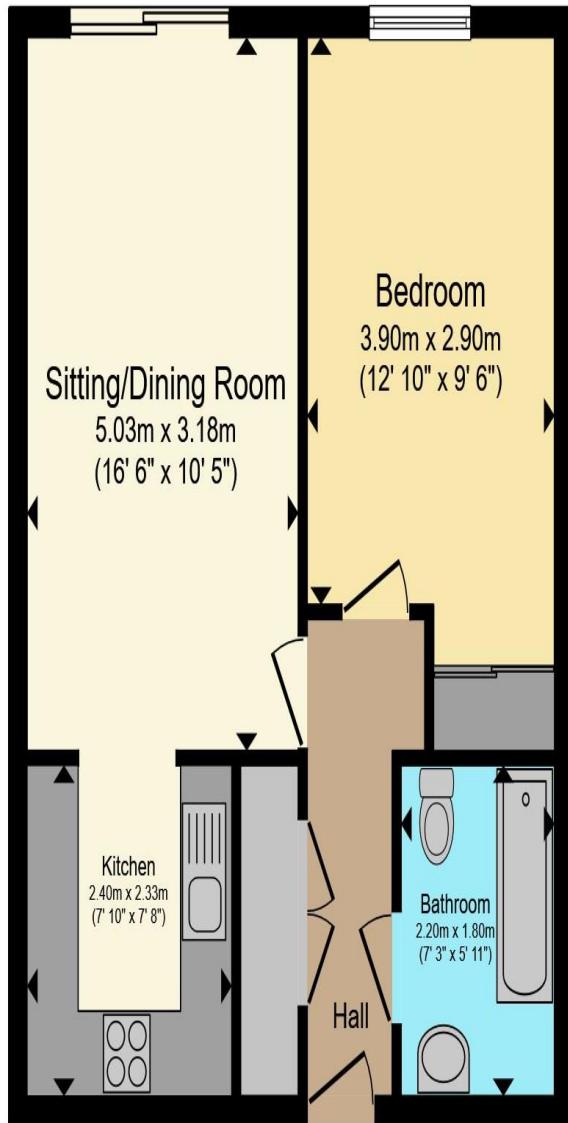
The apartment is on the ground floor and is offered with no onward chain.

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.





Total floor area 46.1 sq.m. (496 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)



Entrance Hall  
Storage cupboard, airing cupboard.

Lounge/Diner  
5.03m x 3.18m  
16'6" x 10'5"

Kitchen  
2.40m x 2.33m  
7'10" x 7'8"

Bedroom  
3.90m max x 2.90m max  
12'10" max x 9'6" max  
Built in wardrobes.

Bathroom

Outside  
Communal gardens and ample communal parking.

To view this property call Kevin Henry on:  
01799 513632

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