



Farmadine House, Saffron Walden  
**£75,000 Leasehold**

**KH** Kevin  
Henry

# Key Features



125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£4181.00 Service Charge pa

Review due: 04/2027

- No onward chain
- Secondary double glazing
- Spacious lounge/diner
- Second floor retirement property
- Popular development

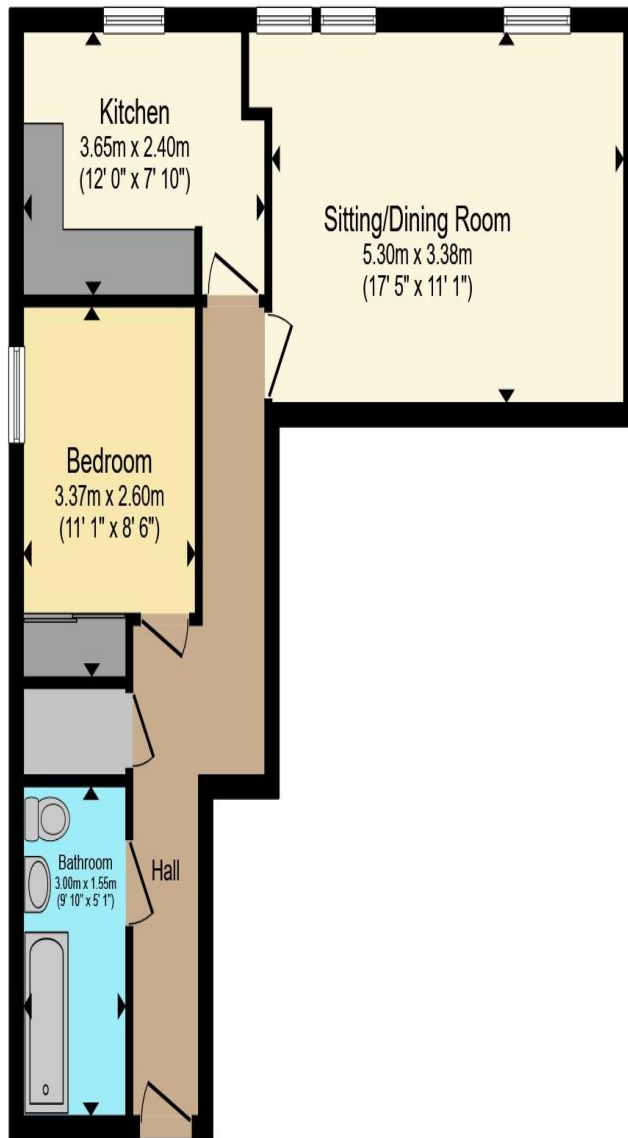
This second floor one bedroom retirement property benefits from being one of the larger apartments in the development. The apartment benefits from a spacious lounge/diner, well-equipped kitchen, bedroom with wardrobe space and bathroom.



Offered chain-free this is an ideal opportunity for those looking for an affordable retirement property. 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. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. 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  
Airing cupboard.





Total floor area 51.2 sq.m. (551 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)



Lounge/Diner  
5.30m max x 3.38m max  
17'5" max x 11'1" max

Kitchen  
3.65m max x 2.40m max  
12'0" max x 7'10" max

Bedroom  
3.37m x 2.60m  
11'1" x 8'6"  
Built in wardrobes

Bathroom

Outside  
Communal gardens and communal parking.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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