



Farmadine House, Saffron Walden **£100,000** **Leasehold**



Key Features

 2  1  D  B



125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pa

Review due: Ask Agent

£4181.16 Service Charge pa

Review due: 04/2026

- No onward chain
- Ground floor two-bedroom retirement property
- Ample communal parking
- Communal residents lounge
- 86 years left on lease

This popular retirement development is situated just off Audley Road and within close distance of Saffron Walden Town Centre and its local amenities. The development benefits from a laundry room, secure entry system, well-kept communal gardens and resident's



car park.

The apartment itself comprises of two good size bedrooms, a light and airy lounge/diner which leads to the well-equipped kitchen area and shower room. 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

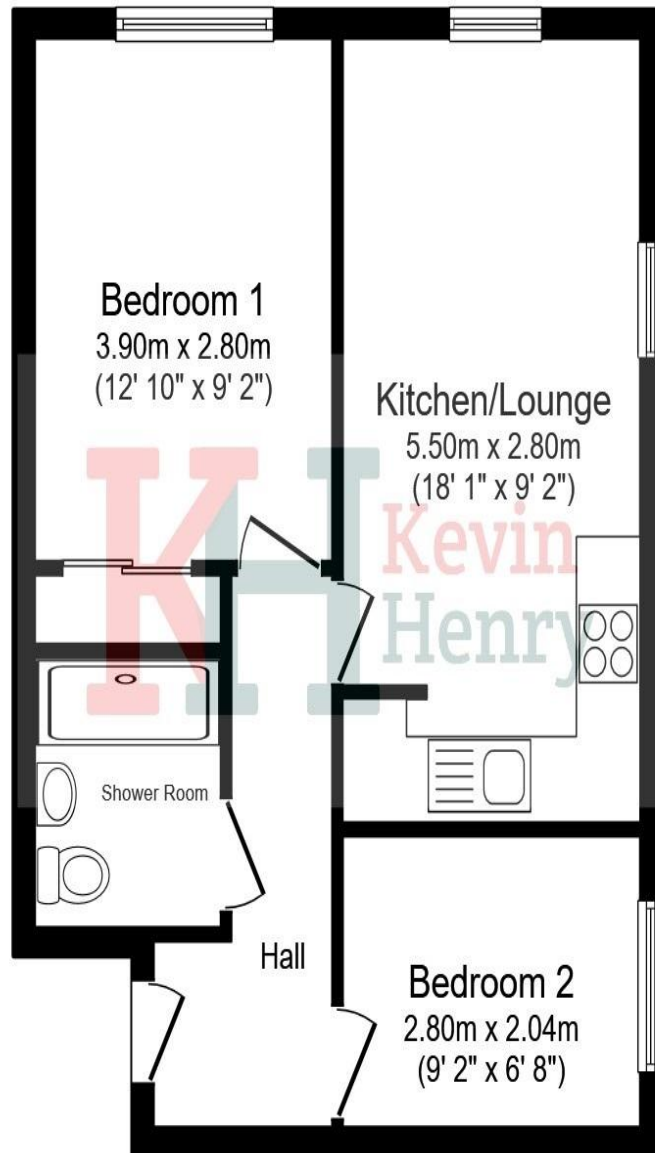
Storage cupboard.

Lounge/Diner

5.15m x 3.21m

16'11 x 10'6





Kitchen
2.34m x 1.42m
7'8 x 4'8

Bedroom One
3.90m x 2.80m
12'10" x 9'2"

Bedroom Two
2.80m x 2.04m
9'2" x 6'8"

Bathroom

Outside
and ample parking.

Communal gardens

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

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