

South Road, Saffron Walden, CB11 3GZ

CHEFFINS

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Saffron Walden,
CB11 3GZ

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Guide Price £295,000

- Two bedroom retirement apartmnet
- Shower room and en suite
- Access to communal gardens
- Central town position
- Chain free



A beautifully appointed second floor two bed retirement apartment positioned in a central and favourable location within the town. The property offers bright and well proportioned living accommodation throughout, offered with no onward chain.















LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

COMMUNAL ENTRANCE HALL
Staircase and lift to upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL
Entrance door, built-in storage cupboard housing the hot water cylinder, doors to adjoining rooms.

RECEPTION ROOM
A dual aspect room with windows to the side and front aspects and feature electric fireplace. Door to:

KITCHEN
Fitted with a range of base and eye level units with work surface over, sink unit, electric oven and induction hob with extractor hood over, fridge freezer and washing machine. Window to the side aspect.

BEDROOM 1
Window to the front aspect, built-in wardrobes and a walk-in wardrobe with shelving and hanging rails. Door to:

EN SUITE
Comprising panelled bath with shower over, low level WC, wash basin with vanity unit beneath and heated towel rail. Obscure glazed window to the front aspect.

BEDROOM 2
Access to the loft space and window to the side aspect.

SHOWER ROOM
Comprising shower enclosure, low level WC, ceramic wash basin and heated towel rail.

AMENITIES
There are beautiful landscaped communal gardens, mobility scooter charging points, resident parking available to rent and free parking for visitors. The secure apartments are served by an intruder alarm and camera entry system, with a lift to all floors. In addition, there is a house manager, 24 hour emergency call system, communal sitting room and a guest suite for visitors (at an additional cost).

LEASEHOLD
Term: 125 years from and including 1 June 2012 (110 years remaining)

Ground Rent: £495 p.a.
Service Charge: £6,398.40 p.a.

Service charge covers:
- Underfloor heating
- Building insurance, water, and sewerage rates
- A 24-hour emergency call system
- The employment of McCarthy Stone's on-site House Manager who runs the development, brings together the community and is the point of contact for homeowners and their families
- Door camera entry security systems and monitored fire alarms
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- Maintaining lifts, heating, and lighting in communal areas
- Contingency fund
- Guest suite (additional charge £25.00 per night)

Purchaser must be over the age of 60.

VIEWINGS
By appointment through the Agents.







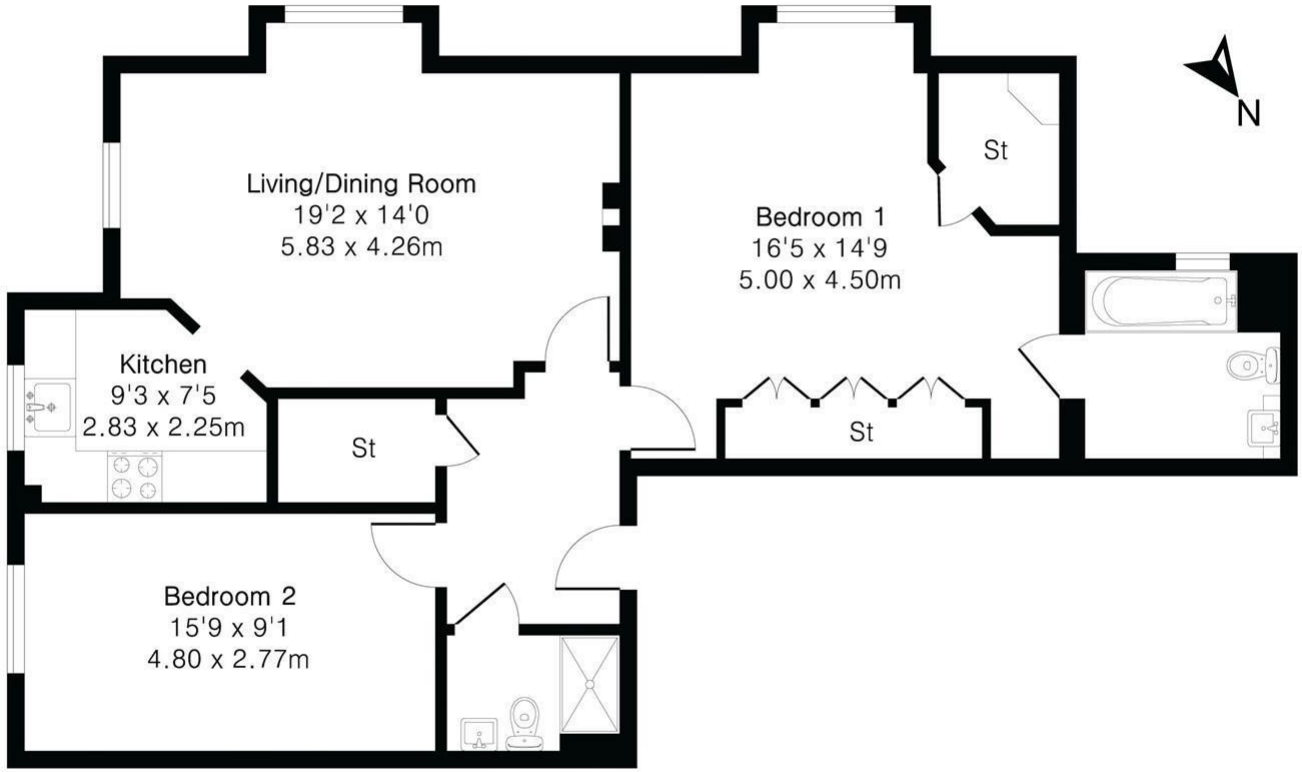




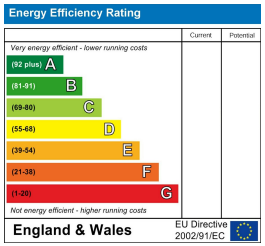




Approximate Gross Internal Area 891 sq ft - 83 sq m



Second Floor



Guide Price £295,000
Tenure - Leasehold
Council Tax Band - E
Local Authority - Uttlesford

For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.