



14 Custerson Court, Station Street
CB11 3HF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

14 Custerson Court

Station Street | Essex | CB11 3HF

Guide Price £125,000

- A well-proportioned one bedroom, ground floor retirement apartment in prime position
- Generous living room
- 24 hour/365 days, emergency care line
- Residents lounge with regular social events
- Ideal town centre location
- Residents' car park
- Communal gardens and Laundry
- Available with no upward chain

The Property

A generous one-bedroom, ground floor retirement apartment. Located in a sought-after development of retirement properties, close to the high street and town centre. Number 14 has the added benefit of being on the ground floor adjacent to the buildings main entrance, it is also opposite the on-site managers office and a few steps away from the main resident's lounge which has access to the beautifully kept communal gardens. This property is also conveniently situated just along from the laundry room and recycling facilities.

The Setting

Custerson Court is a short walk from historic Saffron Walden's market square and thriving twice weekly market, the common and the beautiful Bridge End Gardens. The town has many boutiques, coffee shops and restaurants and high street retailers, including Waitrose. There are several excellent primary and secondary schools. Leisure facilities include a Sports Centre with pool, an 18-hole golf course, a cinema, library and a 740-seat concert hall. Audley End mainline station (3 miles) has regular trains to London's Liverpool Street (55 minutes). Motorway M11 access is at junction 8 for easy access to Bishop's Stortford (19 miles) and the University City of Cambridge (15 miles). London Stanstead International airport (13 miles).

The Accommodation

The property is accessed via a welcoming entrance hall, from which all rooms are approached. Off the hallway is a large cupboard perfect for storage. The sitting/dining room is a generous space, benefitting from excellent natural light courtesy of a patio door which enjoys access to the front lawned area and carpark. There is ample space for both sitting and dining areas, with an open aspect to the adjoining kitchen. The kitchen is fitted with a range of base and eye-level units providing good storage, complemented by work surfaces. Integrated appliances include an electric hob with



extractor hood, built in electric oven, and room for a fridge and freezer. A window to the front allows for additional light and ventilation. The double bedroom is well-proportioned, with built in wardrobes and dressing table. The bathroom is accessed from the hallway and is fitted with a white suite and walk in shower.

Outside

Attractively maintained Communal gardens with seating areas surround the apartments with lawns, borders and well stocked flowerbeds creating a very pleasant outside space. A driveway leads into the development giving access to a large parking area. The scheme provides some excellent on-site communal facilities including a residents' lounge with kitchen area, laundry room, and on-site house manager. A Guest suite is available for a small nightly charge.

Services

Mains electric, water and drainage are connected. Electric heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Leasehold, 125 years from 1st May 1995

Service Charge - £6594 per annum

Ground Rent - £1,028.28 per annum

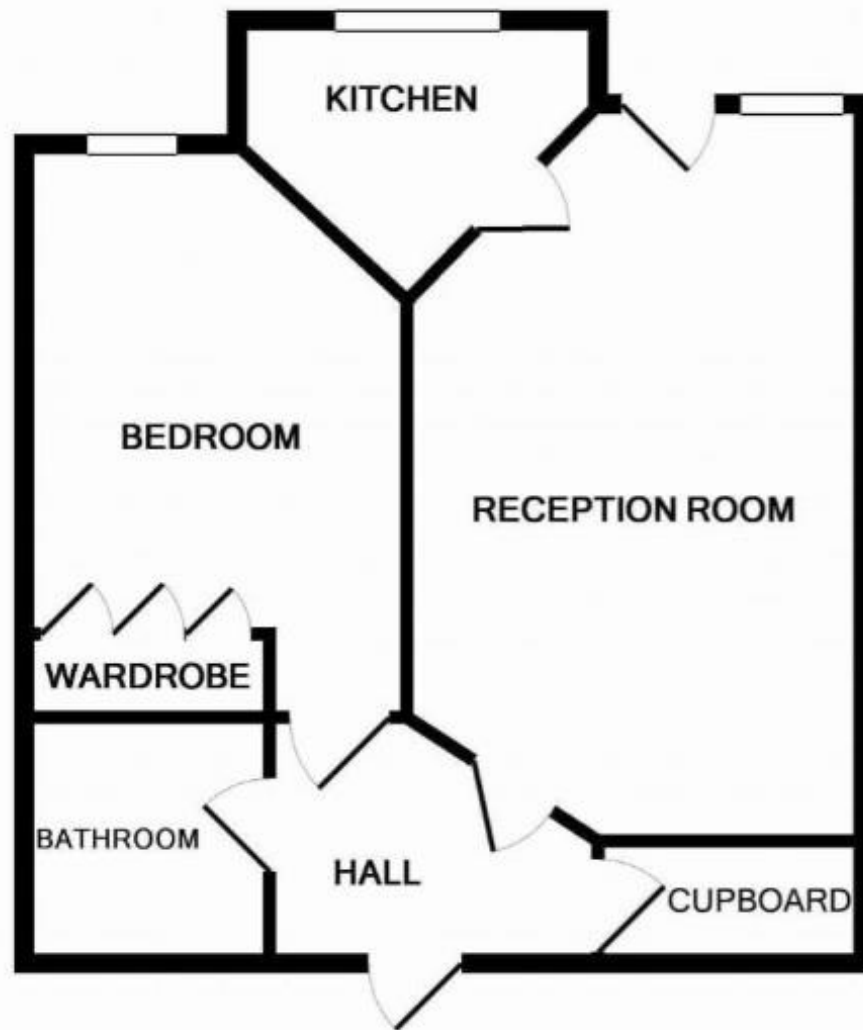
Property Type – Ground floor apartment

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax - C





Approx gross internal floor area 44 sqm (475 sqft)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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