



Farmadine House, Saffron Walden **£70,000** **Leasehold**

Key Features



125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pa

Review due: Ask Agent

£3513.84 Service Charge pa

Review due: Ask Agent

- No onward chain
- Ground floor one bedroom retirement property
- Lifts to all floors
- Live in manager
- Ample communal parking

Ideally situated close to the town centre this popular retirement development is situated just off Audley Road. The development benefits from a live-in manager, laundry room, secure entry system, well-kept communal gardens and resident's car park.



The apartment itself comprises of a good size lounge/diner, double bedroom with built in wardrobes 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. 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

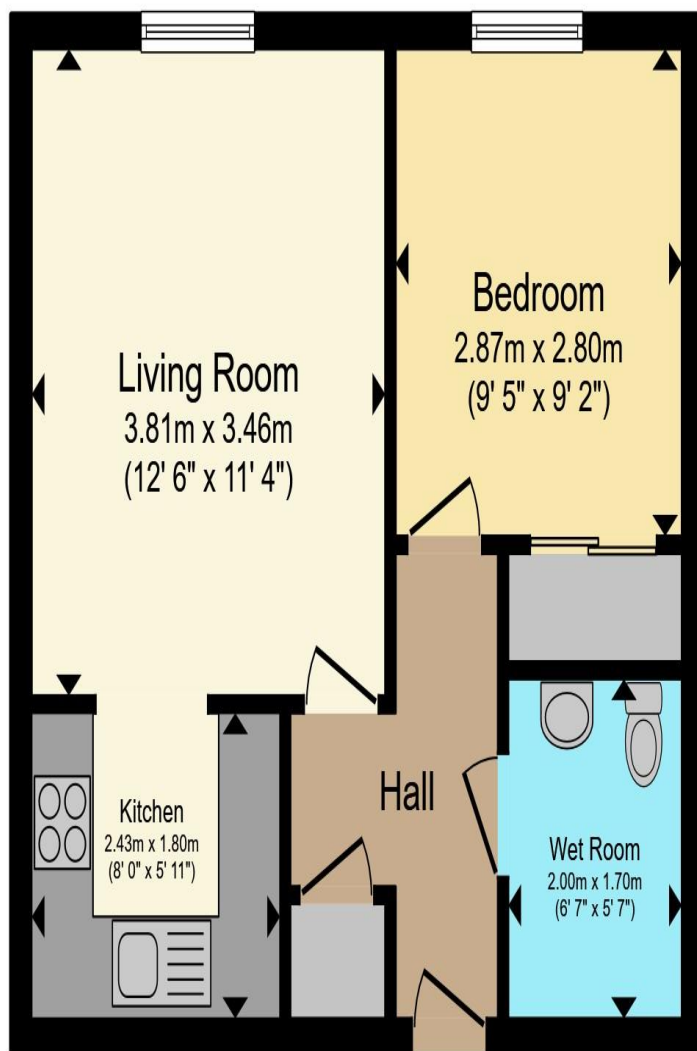
Secure entrance door to communal hallway providing access to the lift and stairs and spacious residents' lounge. Also providing access to the well-kept communal garden.

Entrance Hall

Storage cupboard.

Lounge/Diner





Ground Floor

Total floor area 36.3 sq.m. (391 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



3.81m x 3.46m
12'6" x 11'4"

Kitchen
2.43m x 1.80m
8'0" x 5'11"

Bedroom
2.87m x 2.80m
9'5" x 9'2"

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

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103882 - 0002

