

Audley Road, Saffron Walden, CB11 3HX

CHEFFINS

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Saffron Walden,
CB11 3HX

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Guide Price £90,000



A one bedroom top floor retirement apartment conveniently located close to the amenities of the town. Forming part of a desirable development with well-maintained communal gardens and off street parking. Offered chain free.

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.








AUDLEY COURT

Audley Court is a desirable development of retirement apartments located in a convenient town centre location. The communal areas include a well equipped residents' lounge, laundry room and hair dressing salon. There are also two guest suites available for visitors and the upper floors are accessible via a lift. Outside, there are well-tended communal gardens with a clothes drying area, a communal car park and covered mobility scooter recharging points.

COMMUNAL ENTRANCE

An inviting entrance hall with access to the communal lounge, house manager's office, lift and staircase.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Entrance door, built-in storage cupboard, access to the loft space and doors to adjoining rooms.

RECEPTION ROOM

Window to the south-facing rear aspect and opening to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, built-in electric oven and hob with extractor hood over, sink and space for dishwasher/washing machine.

BEDROOM

Built-in wardrobes with sliding doors and window to the rear aspect.

BATHROOM

Comprising panelled bath with shower over, low level WC, ceramic wash basin and heated towel rail.

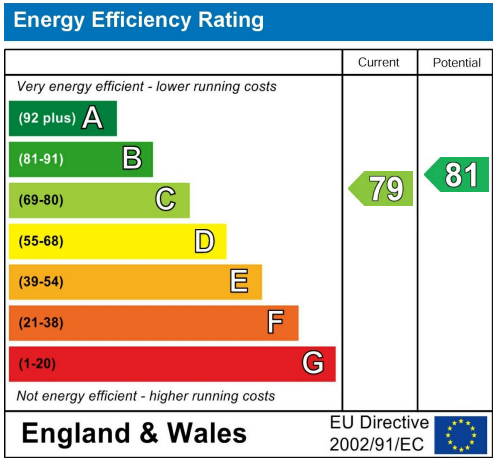
LEASEHOLD

Term: 99 years from 1 April 1988 (60 years remaining)
Annual ground rent amount: £237.97 p.a.
Annual service charge amount: £4,342.53 p.a.

VIEWINGS

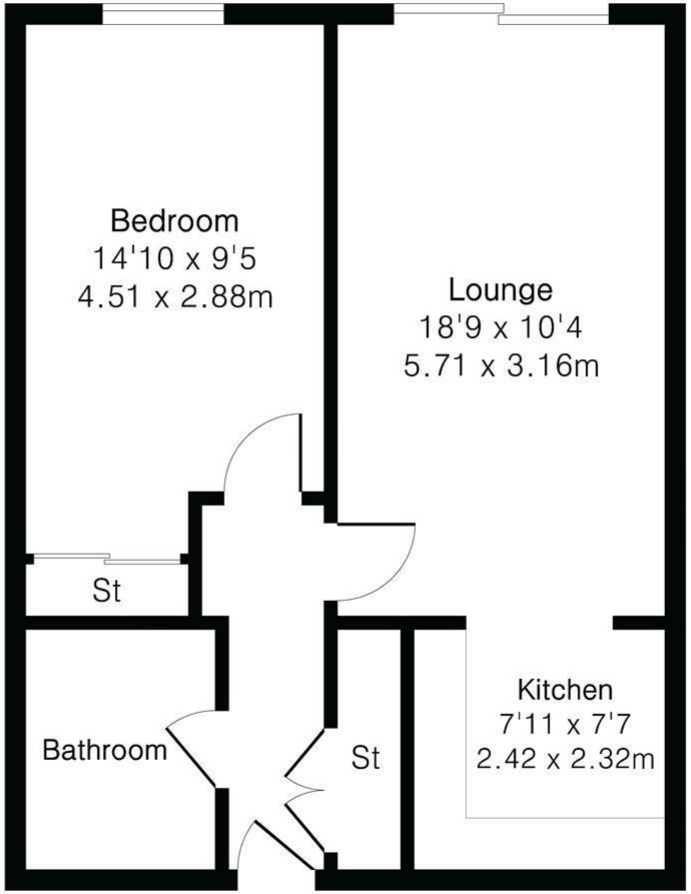
By appointment through the Agents.





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Tenure - Leasehold
Council Tax Band - C
Local Authority - Uttlesford

Approximate Gross Internal Area 527 sq ft - 49 sq m



Second Floor

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.

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