



Saffron Lodge Radwinter Road, Saffron Walden
£170,000 Leasehold

KH Kevin
Henry

Key Features

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125 Years remaining as of 01 May 2014

£653.64 Ground Rent pcm

Review due: Ask Agent

£3891.86 Service Charge pcm

Review due: Ask Agent

- One bedroom retirement property
- Juliet balcony overlooking the gardens
- Spacious lounge/diner and well equipped kitchen
- Double bedroom with fitted wardrobes
- House manager and 24 hour Emergency Careline System

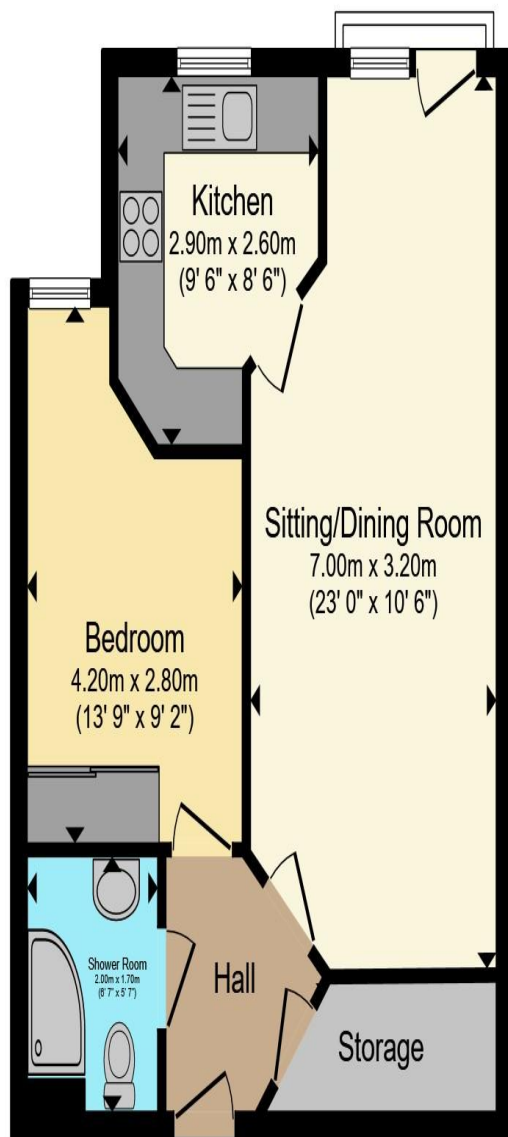
Very well presented one bedroom retirement apartment situated on the first floor benefitting from a juliet balcony overlooking the communal gardens.

The spacious hallway entrance offers excellent storage space and leads to the



bright, light lounge/diner, bedroom, modern well-equipped kitchen and bathroom. A further benefit is the installation of a new boiler in 2024 with a five year guarantee. Outside you will find the attractive communal gardens and terrace, with established shrub and flower borders and residents' parking where there are also mobility scooter charging points. The development offers excellent communal facilities including a welcoming residents lounge which is regularly used for coffee mornings and activities, convenient on-site parking and practical services such as a healthcare suite, hairdresser and launderette. The manager's office is situated on the ground floor close to the residents' lounge plus there is the benefit of a guest suite. 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





Total floor area 47.3 sq.m. (509 sq.ft.) approx

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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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Kevin Henry on: 01799 513632

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