South Road, Saffron Walden, CB11 3GZ

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# South Road

Saffron Walden,
CB11 3GZ

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## Guide Price £175,000

A beautifully appointed second floor retirement apartment positioned in a central and favourable location within the town. The apartment enjoys far reaching views of the town and provides bright and well proportioned living accommodation throughout together with communal gardens and parking.

## 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
Staircase and lift to upper floors.

## SECOND FLOOR

### PRIVATE ENTRANCE HALL
Entrance door, storage cupboard and doors to adjoining rooms.

### KITCHEN
Fitted with a range of base and eye level units with worktop over, stainless steel sink unit with mixer tap, four ring induction hob with extractor above and splashback tiles, integrated appliances of double oven, washing machine and fridge freezer, tiled floor and window to the front aspect.

### LIVING ROOM
Window to the front aspect, feature fireplace with quartz hearth and electric fire.

### SHOWER ROOM
Comprising walk-in shower enclosure, ceramic hand wash basin with vanity cupboard beneath, low level WC, heated towel rail, tiled walls and floor.

### BEDROOM ONE
Window to the front aspect and a walk-in wardrobe with shelving and hanging rails.

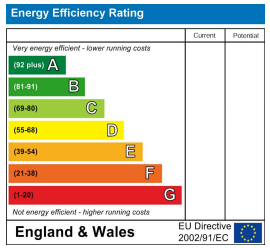
### AMENITIES
There are beautiful landscaped communal gardens, mobility scooter charging points, resident parking available to rent and free parking for visitors. The secure apartments are served by an intruder alarm and camera entry system, with a lift to all floors. In addition, there is a house manager, 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 (111 years remaining)
Ground Rent: £425 p.a.
Service Charge: £4,381.70 p.a.

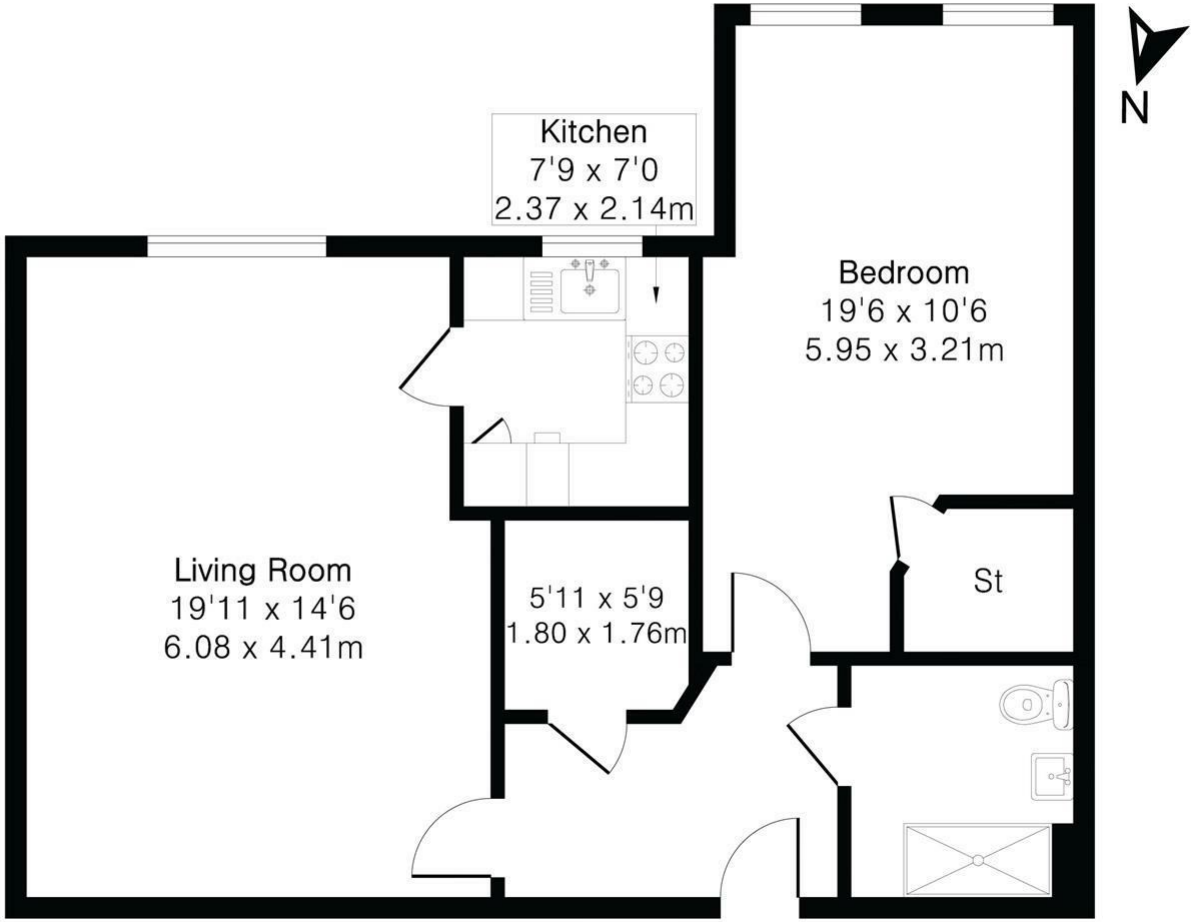
Service charge covers:
- Underfloor heating
- Building insurance, water, and sewerage rates
- A 24-hour emergency call system
- The employment of McCarthy Stone's on-site House Manager who runs the development, brings together the community and is the point of contact for homeowners and their families
- 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 727 sq ft - 67 sq m




Guide Price £175,000

Tenure - Leasehold

Council Tax Band - D

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.

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