



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



# Key Features

 2  1  C  B



125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pa

Review due: Ask Agent

£3028.56 Service Charge pa

Review due: Ask Agent

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- First floor two-bedroom retirement property

This popular retirement development is situated just off Audley Road and within close distance of Saffron Walden Town Centre and its local amenities. 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 two good size bedrooms, a light and airy lounge/diner which leads to the well-equipped kitchen area 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. 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.

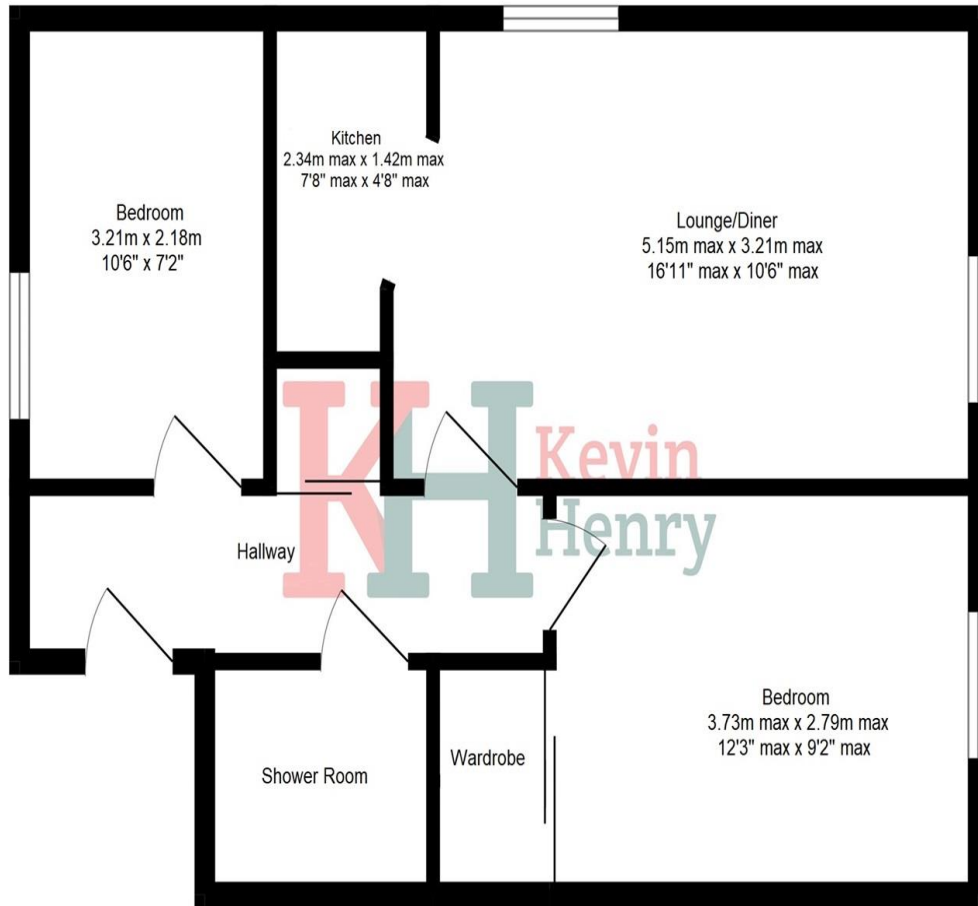
Entrance Hall  
Storage cupboard.

Lounge/Diner  
5.15m x 3.21m  
16'11" x 10'6"

Kitchen



GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



2.34m x 1.42m  
7'8" x 4'8"

Bedroom One  
3.73m x 2.79m  
12'3" x 9'2"

Bedroom Two  
3.21m x 2.18m  
10'6" x 7'2"

Bathroom

Outside  
Communal gardens and ample parking.

TOTAL FLOOR AREA : 512 sq.ft. (47.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call Kevin Henry on:  
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