



Custerson Court, Station Street, Saffron Walden, CB11 3HF

CHEFFINS

Station Street

Saffron Walden,
CB11 3HF

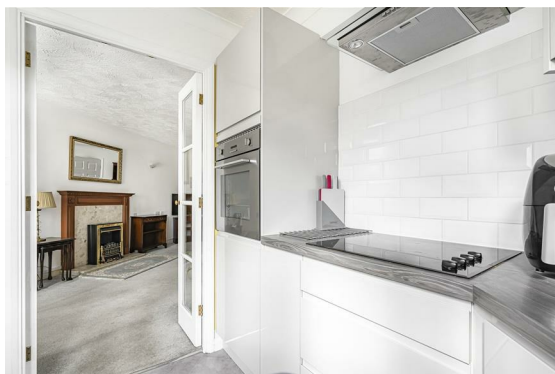
- First floor retirement apartment
- Refitted kitchen and shower room
- Sitting/dining room with Juliet balcony
- Well-tended, communal grounds
- Ideally located for town centre amenities
- Offered with no upward chain

This stylish, first floor one bedroom retirement home benefits from a modern refitted kitchen and shower room, alongside pleasant outlooks across the landscaped grounds. Situated just a short walk from town centre amenities, residents enjoy both independent living and shared spaces, including a communal sitting room and mature gardens. No upward chain.



Guide Price £100,000





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.

CUSTERSON COURT

Custerson Court is a desirable development of retirement apartments located in a convenient town centre location, within 10 minutes' walk of Waitrose. The development has a resident house manager and each apartment has 24 hour emergency alarm cords in every room. The communal areas include a spacious residents' lounge, laundry room, waste and recycling room and well-kept communal gardens with plentiful parking for residents and visitors. The upper floors are accessible via a lift.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entrance door with access to communal hallway, providing access to the lift system and staircase, and communal residents' lounge.

FIRST FLOOR

PRIVATE HALLWAY

Entrance door, useful deep storage cupboard and doors to adjoining rooms.

LIVING/DINING ROOM

The room enjoys a good degree of natural light via a window and adjoining glazed door which opens to a Juliet balcony overlooking the communal gardens. A pair of doors lead to:

KITCHEN

A refitted kitchen comprising a range of base and eye level units with worktop space over, sink unit, built-in oven, hob and fridge freezer. Window overlooking the communal gardens.

DOUBLE BEDROOM

A spacious double bedroom with built-in wardrobes and window overlooking the gardens.

SHOWER ROOM

A refitted suite comprising large shower enclosure, vanity wash basin with cupboards below, low level WC and tiled walls.

OUTSIDE

Delightful well maintained, large communal gardens, together with ample parking facilities.

LEASEHOLD

Term: 125 years from 1 May 1995 (93 years remaining)

Ground Rent: £514.14 p.a.

Service Charge: £3,460.26 p.a.

There is a 1% exit fee payable to the management company upon the sale of the property.

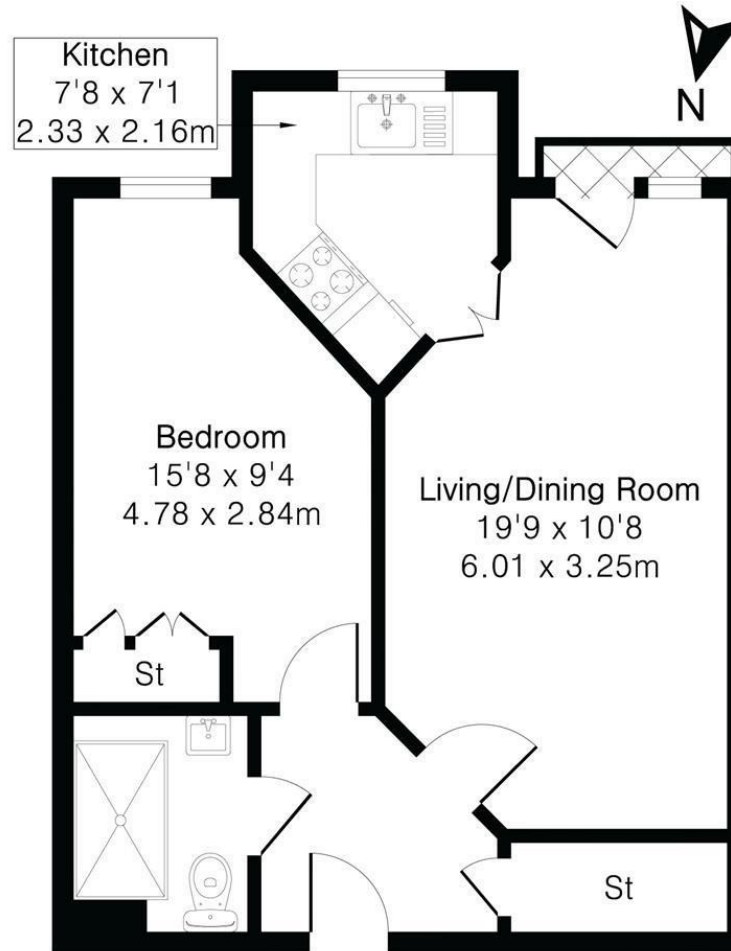
VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area 494 sq ft - 46 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £100,000

Tenure - Leasehold

Council Tax Band - C

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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.



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