



Farmadine House, Saffron Walden  
**£45,000 Leasehold**

**KH** Kevin  
Henry

# Key Features

 2  1  C  B



125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£3028.56 Service Charge pcm

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.

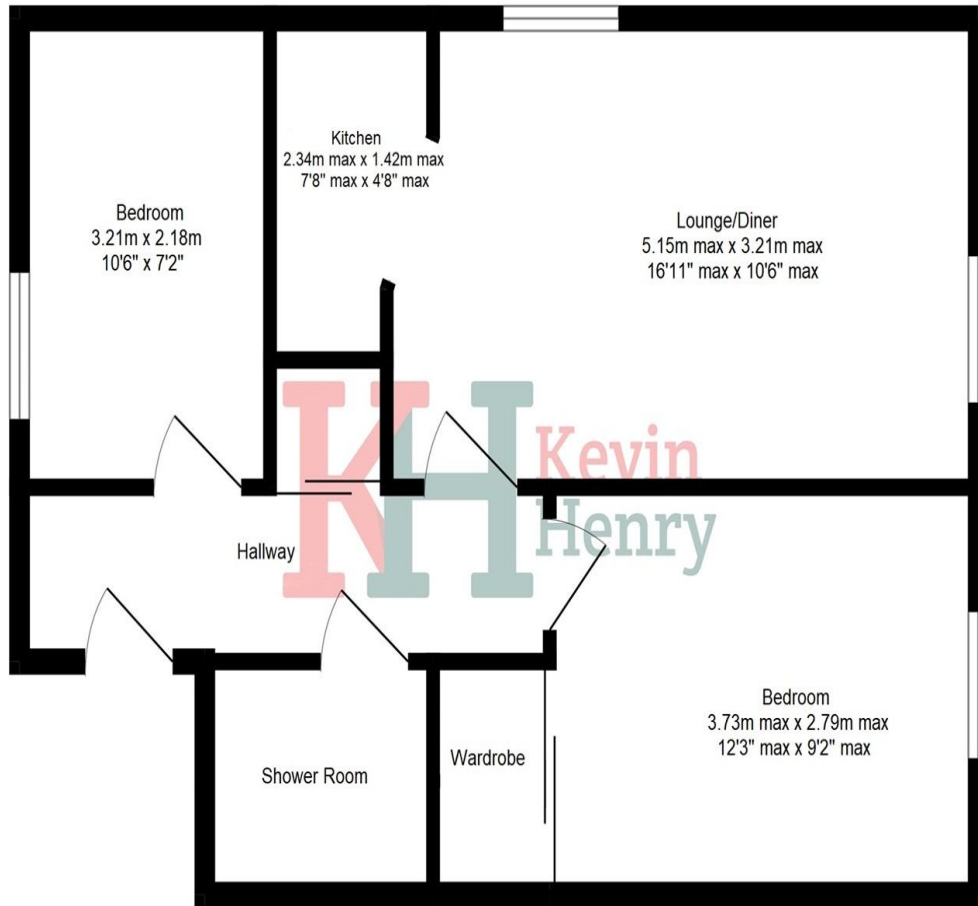
Entrance Hall  
Storage cupboard.

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.  
Made with Metropix ©2025

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 [sales@kevinhenry.co.uk](mailto:sales@kevinhenry.co.uk)

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103692 - 0010

