



Audley Road, Saffron Walden, CB11 3HS

**CHEFFINS**

## Audley Road

Saffron Walden,  
CB11 3HS

A one bedroom, top floor retirement apartment with a charming view over the common. The property offers bright and well-proportioned accommodation, together with a refitted kitchen and shower room. No upward chain.

### 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.



**Guide Price £75,000**





## **FARMADINE HOUSE**

Farmadine House is a retirement complex with a house manager, a communal sitting room, laundry room, car parking and communal gardens. There is a double guest room available for a nightly charge.

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

Security intercom system, access to the communal facilities and lift and staircase to upper floors.

## **SECOND FLOOR**

### **PRIVATE ENTRANCE HALL**

Entrance door, built-in storage cupboard housing the hot water cylinder, doors to adjoining rooms.

### **SITTING ROOM**

Secondary glazed sash window to the front aspect and intercom entry system. Opening to:-

### **KITCHEN**

Fitted with a range of base and eye level units with stainless steel sink, space for fridge freezer, washing machine/tumble dryer, oven.

## **BEDROOM**

Secondary glazed sash window to the front aspect, built-in wardrobes.

## **SHOWER ROOM**

Comprising ceramic wash basin with vanity cupboard beneath, low level WC with hidden cistern, large walk-in shower enclosure with shower attachment, heated towel rail, tiled floor.

## **OUTSIDE**

Farmadine House has its own communal gardens and car parking.

## **LEASEHOLD**

Lease Length - 125 years from 1 July 1986 (86 years remaining)

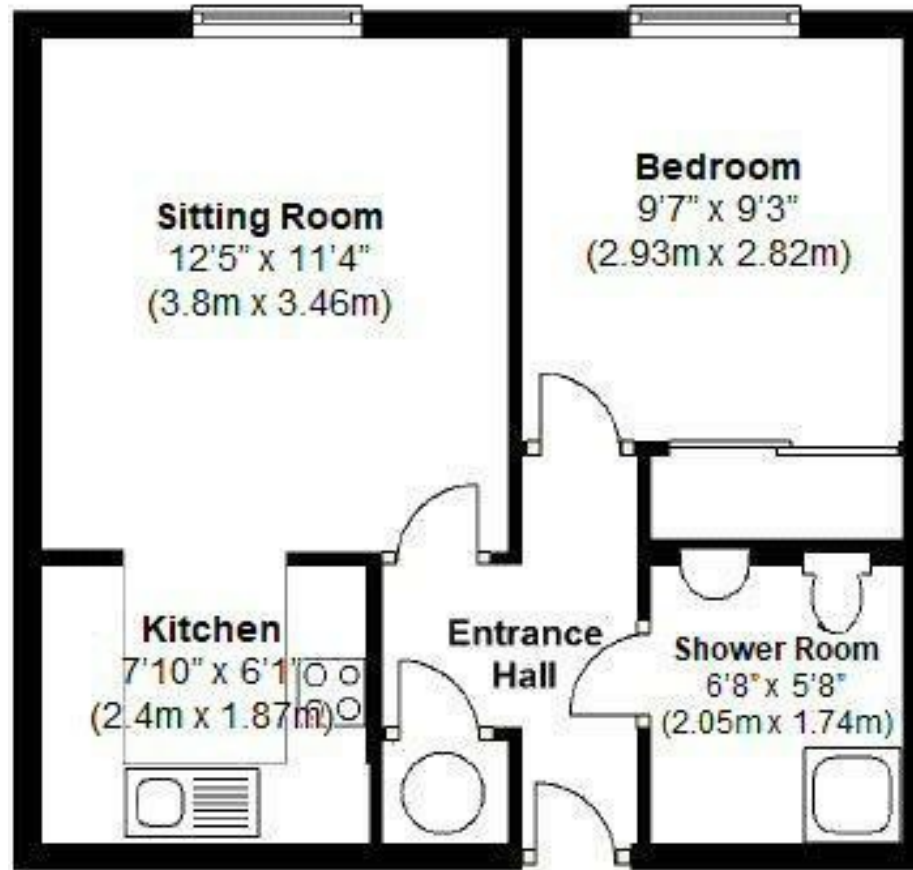
Ground Rent - Included within the service charge

Service Charge - £270 per month

## **VIEWINGS**

By appointment through the Agents.

# First Floor Apartment



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

Guide Price £75,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - Uttesford

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

