



Station Street, Saffron Walden, CB11 3HF

**CHEFFINS**

## Station Street

Saffron Walden,  
CB11 3HF

A well appointed second floor retirement apartment positioned in a convenient location in the heart of the town. Offered chain free.

### 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 £100,000**





## 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. Laundry room and spacious resident's lounge together with access to kept communal garden.

## SECOND FLOOR

### ENTRANCE HALL

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

### SITTING ROOM/DINING ROOM

Double glazed door with adjoining double glazed window to Juliet balcony with views of the communal gardens. Fireplace with quartz hearth and electric fire, double doors leading into:-

### KITCHEN

Fitted with a range of base and eye level

units with worktop space over, stainless steel sink unit, four ring hob with extractor above and splashback tiles, spaces for oven and fridge freezer, double glazed window overlooking the communal gardens.

### DOUBLE BEDROOM

Double glazed window enjoying views of the communal grounds and built-in wardrobe.

### SHOWER ROOM

Recently refitted comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard space beneath, low level WC, heated towel rail, tiled floor and walls.

## OUTSIDE

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

## AGENT'S NOTES

- Tenure - Leasehold
- Length of Lease - 125 years from 1 May 1995 (94 years remaining)
- Annual Ground Rent - £514.00 per annum
- Annual Service Charge - £3,138 per annum

## VIEWINGS

By appointment through the Agents.



### Energy Efficiency Rating

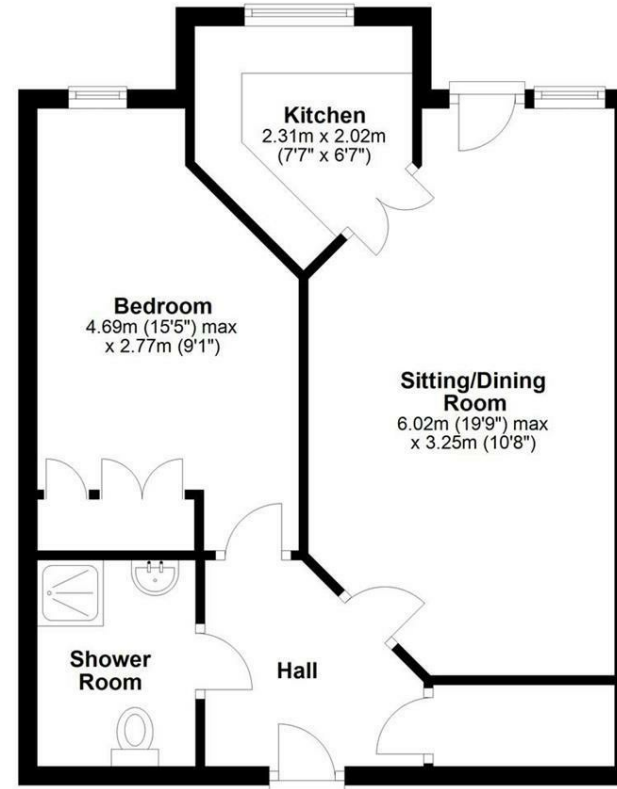
|                                                    | Current                    | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 77                         | 83        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Guide Price £100,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford



Approx. gross internal floor area 45 sqm (475 sqft)

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](http://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.

