



40 Custerson Court, Station Street  
CB11 3HF



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 40 Custerson Court

Station Street | Essex | CB11 3HF

## Guide Price £100,000

- A well proportioned one bedroom, top floor retirement apartment
- Generous living room
- Double bedroom
- Residents lounge
- Ideal town centre location
- Residents car park
- Communal gardens
- Available with no upward chain

### The Property

A generous one-bedroom, top floor retirement apartment, with delightful views over the communal gardens. Located in a sought-after development of retirement properties, close to the high street and town centre.

### The Setting

Custerson Court is a short walk from historic Saffron Walden's market square and thriving twice weekly market, the common and the beautiful Bridge End Gardens. The town has many boutiques, coffee shops and restaurants and high street retailers, including Waitrose. There are several excellent primary and secondary schools. Leisure facilities include a Sports Centre with pool, an 18-hole golf course, a cinema, library and an 740-seat concert hall. Audley End mainline station (3 miles), has regular trains to London's Liverpool Street (55 minutes). Motorway M11 access is at junction 8 for easy access to Bishop's Stortford (19 miles) and the University City of Cambridge (15 miles). London Stanstead International airport (13 miles).

### The Accommodation

The property is accessed via a welcoming entrance hall, from which all rooms are approached. The sitting/dining room is a generous space, benefitting from excellent natural light courtesy of a large window enjoying views over the communal gardens. There is ample space for both sitting and dining areas, with an open aspect to the adjoining kitchen. The kitchen is fitted with a range of base and eye-level units providing good storage, complemented by work surfaces. Integrated appliances include an electric hob with extractor hood over, space for an oven, and room for a fridge and freezer. A window to the front allows for additional light and ventilation. The double bedroom is well-proportioned, with space for free-standing wardrobes and further furniture. The bathroom is accessed from the hallway and is fitted with a white suite.



## Outside

Attractively maintained Communal gardens with seating areas surround the scheme with lawns, borders and well stocked flowerbeds creating a very pleasant outside space. A driveway leads into the scheme giving access to a large unallocated parking area. The scheme provides some excellent on-site communal facilities including a residents' lounge with kitchen area, laundry room and on-site house manager. Free Sat. A Guest suite is available for a small nightly charge.

## Services

Mains electric, water and drainage are connected. Electric heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Leasehold, 125 years from 1<sup>st</sup> May 1995

**Service Charge** - £3,138 per annum

**Ground Rent** - £514.14 per annum

**Property Type** – Top floor apartment

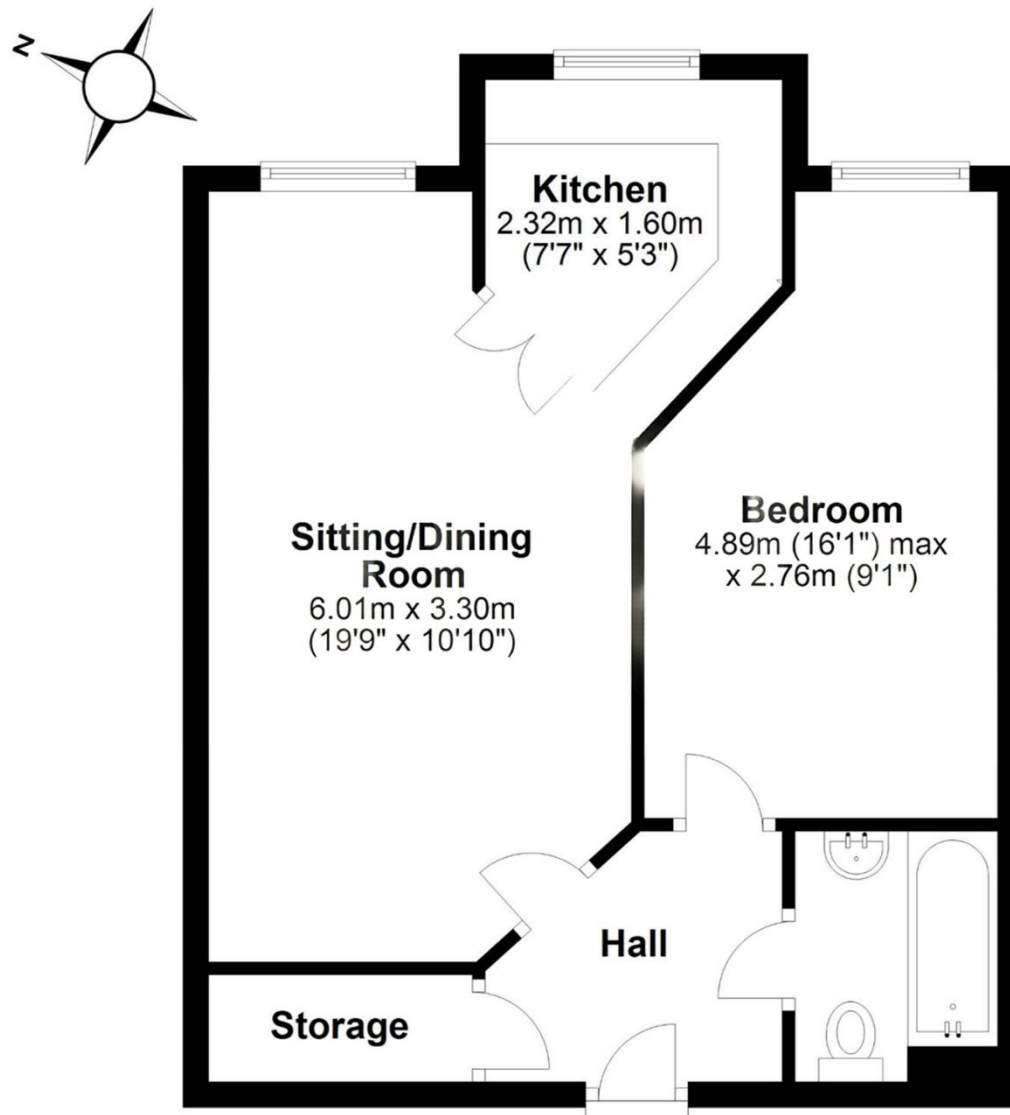
**Property Construction** – Brick built with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** - C

**Agents Note** - Under Section 21 of the Estate Agents Act 1979 we are obliged to draw to your attention that the vendor of this property is an Arkwright & Co employee.





**Approx gross internal floor area 44 sqm (475 sqft)**

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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