



Station Street, Saffron Walden, CB11 3HF

**CHEFFINS**

## Station Street

Saffron Walden,  
CB11 3HF

A recently refurbished one bedroom retirement apartment which enjoys direct access to the communal gardens. The property offers bright and well proportioned accommodation and is offered with 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 £160,000**





## 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.

### PRIVATE ENTRANCE HALL

Entrance door, built-in storage cupboard with shelving and doors to adjoining rooms.

### SITTING ROOM

Glazed window and door to the side aspect with views of the communal garden, door into:-

### KITCHEN

Fitted with a range of base and eye level units with quartz worktops,

integrated oven, electric hob and extractor above, space for a fridge and freezer, glazed window to the side aspect.

### BEDROOM 1

Glazed window to the side aspect overlooking the communal gardens, built-in wardrobe.

### WET ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, heated towel rail and a shower with disability seat.

### OUTSIDE

Delightful well maintained, large communal gardens which are predominantly laid to lawn with a range of mature shrubs, trees and flowering bordering together with ample parking facilities.

### LEASEHOLD

Lease Length: 125 years from 1 May 1995 (95 years remaining)

Ground Rent: Approx. £550 p.a.

Service Charge: Approx. £3,200 p.a.

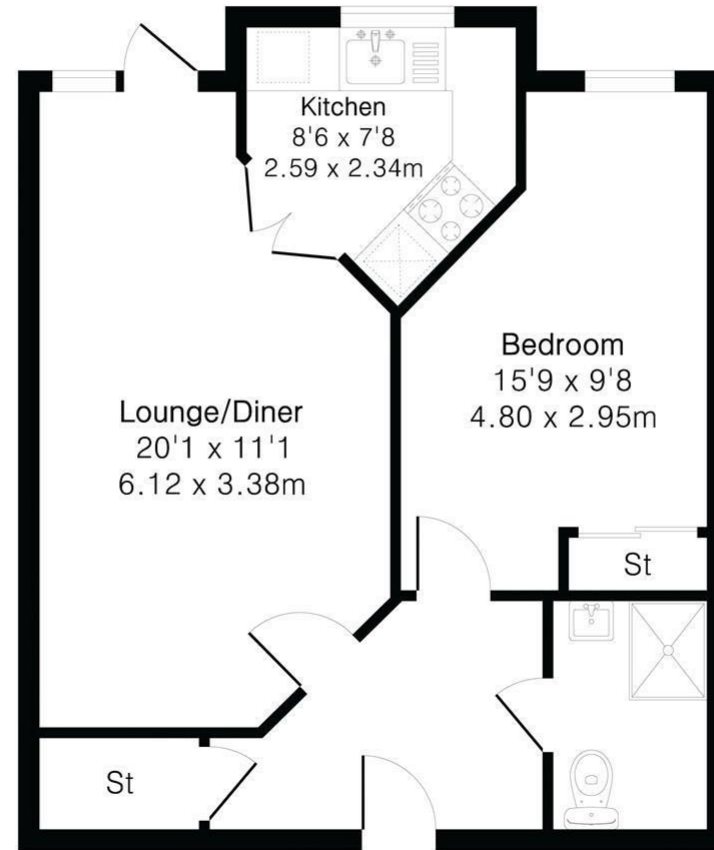
Resident's must be over the age of 60.

### VIEWINGS

By appointment through the Agents.



**Approximate Gross Internal Area 509 sq ft - 47 sq m**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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 £160,000

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: 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.

