



Saffron Lodge Radwinter Road, Saffron Walden **£99,500** **Leasehold**

KH Kevin
Henry

Key Features

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125 Years remaining as of 01 May 2014

£653.04 Ground Rent pa

Review due: Ask Agent

£3895.72 Service Charge pa

Review due: 05/2026

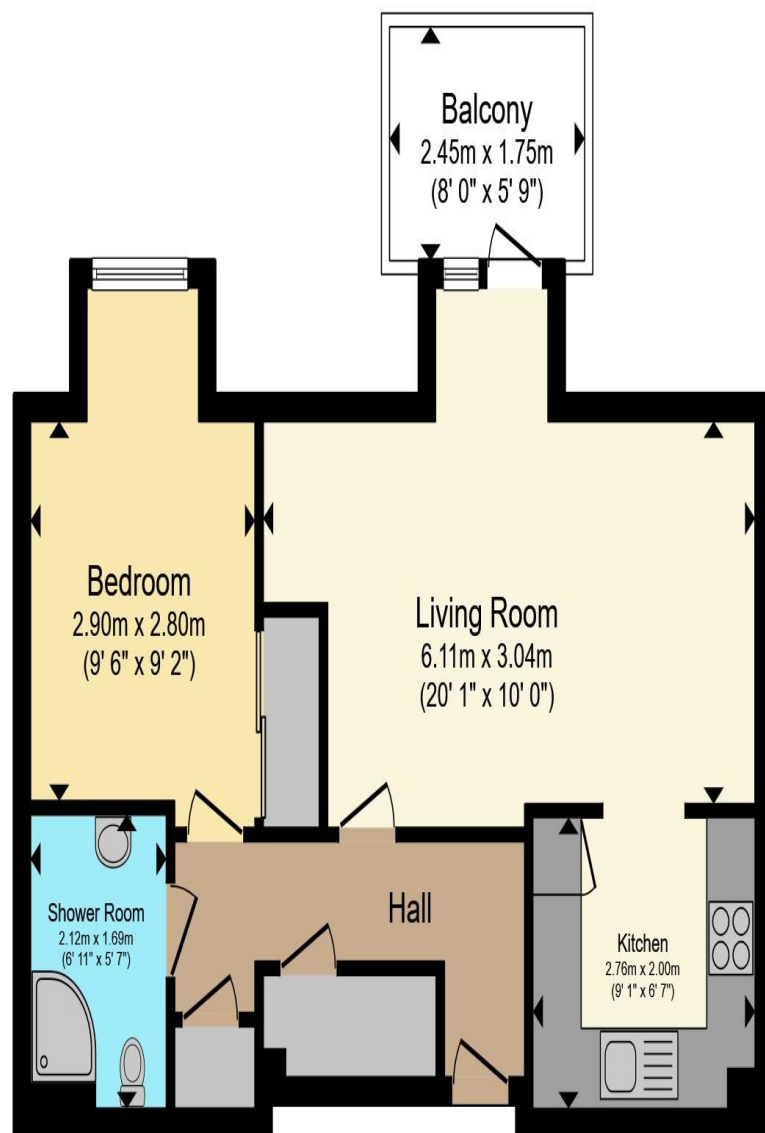
- No onward chain
- Well presented
- Balcony to the living room
- Walking distance to Saffron Walden Town Centre
- House manager and 24 hour Emergency Careline System

This well presented one bedroom retirement apartment is situated on the upper floor of this popular retirement development. The apartment offers very good living space with a particular benefit of having a balcony. The welcoming hallway has two very useful



storage cupboards and leads to the bright, light lounge/diner, bedroom, modern well-equipped kitchen and bathroom. Outside you will find the attractive communal gardens and terrace, with established shrub and flower borders and residents' parking where there are also mobility scooter charging points. The development offers excellent communal facilities including a welcoming residents' lounge which is regularly used for coffee mornings and activities, a convenient on-site parking and practical services such as a healthcare suite, hairdresser and launderette. The manager's office is situated on the ground floor close to the residents' lounge. 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. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and





Total floor area 48.2 sq.m. (519 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



creche. 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.

The apartment is on the ground floor and is offered with no onward chain.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

ROOMS:

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, airing cupboard.

Lounge/Diner

6.11m max x 3.04m max
20'1" max x 10'1" max

To view this property call Kevin Henry on:
01799 513632

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