



1 Custerson Court, Station Street  
CB11 3HF



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 1 Custerson Court

Station Street | Essex | CB11 3HF

Guide Price £190,000

- A well proportioned one bedroom, ground floor retirement apartment
- Residents car park
- Communal gardens
- Door opening onto the mature, communal gardens
- Available with no upward chain
- Ideal town centre location
- EPC: C

## The Property

A generous one-bedroom retirement apartment, ideally situated on the ground floor with garden views and personal door the established 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

**Entrance Hall (5.5m x 0.9m):** Secure door entry phone and emergency button, storage radiator, coving and ceiling light. Alarm cord. Wool carpet. Single electric socket. Doorways to all rooms including: -

**Walk in Airing Cupboard (2.3 m x 0.9m):** Water tank (new 2024), shelving, consumer unit, ceiling coving & light. Wool carpet.

**Living Room (4.4m x 4.4m):** Double-glazed window and door to garden, coving to ceiling, wall light fittings, electric radiator, Free Sat TV point and telephone point, wool carpet. Alarm cord. Access to Video Door entry via TV. 1 single 3 double sockets.



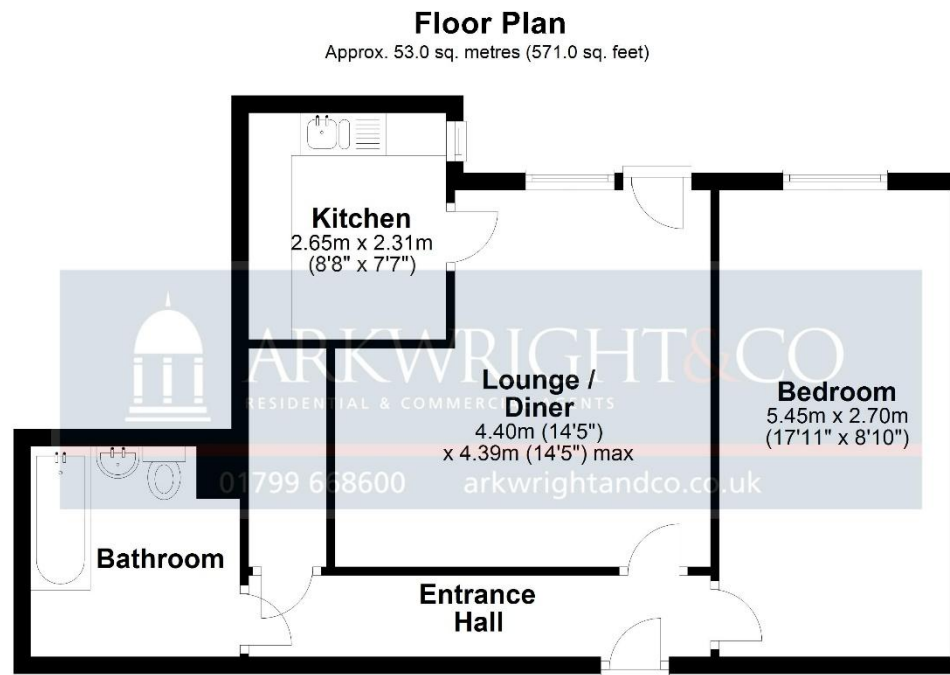
**Kitchen (2.7m x 2.3m):** Double-glazed window overlooking garden. Shaker style base and eye-level units with roll-top worksurfaces, under-cabinet lighting. Sandstone tiled splashbacks, one-and-a-half bowl stainless steel sink, integral oven and hob with extractor over, non-slip linoleum wood effect flooring, space for fridge freezer, plumbing for washing machine or dishwasher, coving to ceiling, new lights to ceiling. One double, one single electric socket. The bedroom is a good size double room with window overlooking the gardens. The shower room comprises double shower enclosure, W.C and wash hand basin.

**Bedroom (5.44m x 2.7m):** Double-glazed window overlooking garden, coving to ceiling, triple integral wardrobe, electric radiator, wall-mounted light fitting. wool carpet. Two double plugs. Telephone point.

**Bathroom (2.36m x 2.34m):** Fully refurbished. Walk-in shower cubicle with non-slip tray, fold down seat and grab rails. "Easy clean" glass, comfort-height WC and wash hand basin, tiled splashbacks, extractor fan and heater, heated towel rail with timer, non-slip linoleum tile effect flooring, wall cabinet with lit mirror, panic button, wall-mounted light. Emergency button on floor.

### 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.



Floor plan for guidance only  
Plan produced using PlanUp.

### 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** – Ground floor apartment

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

**Local Authority** – Uttlesford District Council

**Council Tax** - C





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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