



South Road, Saffron Walden, CB11 3GZ

CHEFFINS

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Saffron Walden,
CB11 3GZ

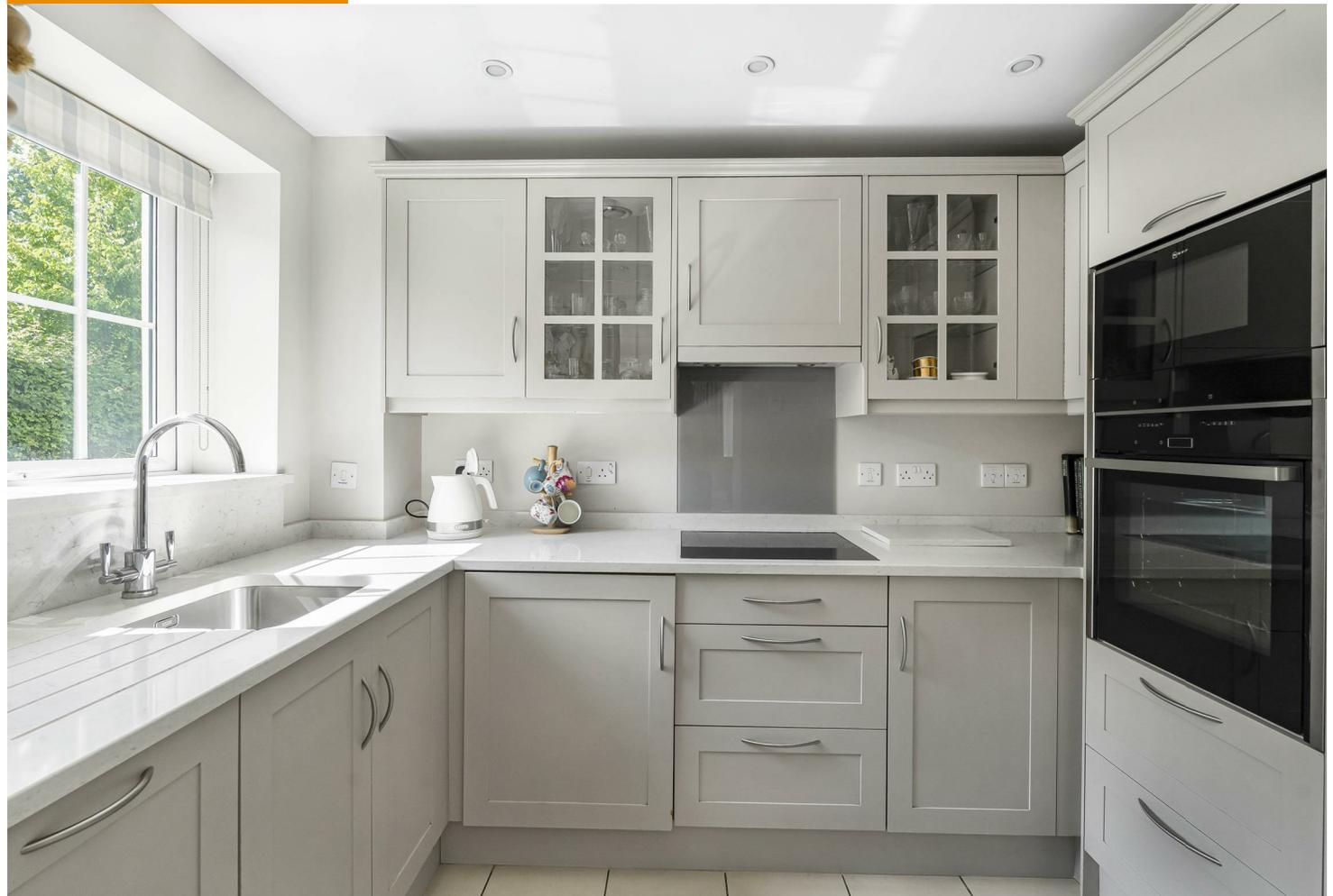
A superbly appointed and rarely available two-bedroom ground floor apartment positioned within one of the towns most desirable retirement complexes. Providing bright and well proportioned living accommodation throughout, the property enjoys direct access to communal gardens and is offered with no onward 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.

2 2 1

Guide Price £335,000





GROUND FLOOR

COMMUNAL ENTRANCE HALL

Staircase and lift to upper floors.

PRIVATE ENTRANCE HALL

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

LIVING ROOM

Dual aspect with double glazed window to the front along with double glazed French doors to the side with direct access to the communal gardens.

KITCHEN

Fitted with a range of base and eye level units with quartz worktop space over, stainless steel sink with mixer tap, integrated appliances of slimline dishwasher, Neff oven, microwave and four ring induction hob with extractor above, fridge, space for washing machine/dryer, tiled floor and double glazed window to the side aspect with views of the communal gardens.

BEDROOM 1

Double glazed window to the side aspect overlooking the garden, built-in storage cupboard and wardrobes with shelving. Door to:-

EN-SUITE SHOWER ROOM

Comprising walk-in shower enclosure, ceramic wash basin, low level WC, heated towel rail, tiled walls and floor, double glazed window to the side aspect.

BEDROOM 2

Dual aspect with double glazed windows to the rear and double glazed French doors to the side providing direct access to the communal gardens, built-in storage units.

SHOWER ROOM

Comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard space beneath, low level WC, heated towel rail, built-in dresser unit with storage space beneath and shelving above, tiled walls and floor.

OUTSIDE

A lovely outdoor space with direct access via a paved terrace to the communal gardens which are predominantly laid to lawn with a range of mature shrubs, trees and flowers bordering.

AMENITIES

There are beautiful landscaped communal gardens, mobility scooter charging points, resident parking available to rent and free parking for visitors. The secure apartments are served by an intruder alarm and camera entry system, with a lift to all floors. In addition, there is a house manager, 24 hour emergency call system, communal sitting room and a guest suite for visitors (at an additional cost).

LEASEHOLD

- Length of lease -125 years from and including 1 June 2012 (112 years remaining)
- Annual ground rent amount - £495.00 per annum
- Annual service charge amount - £6,398.40 per annum

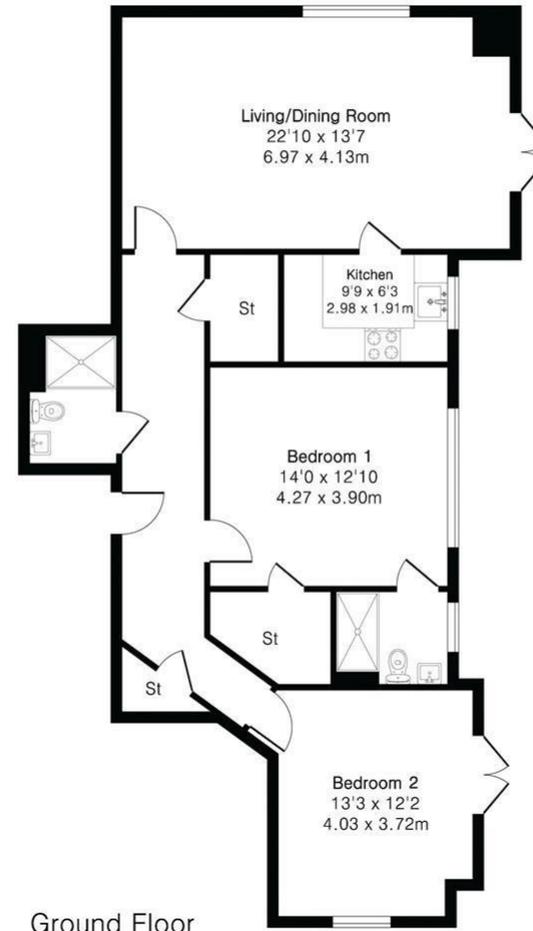
Purchaser must be over the age of 60.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 1009 sq ft - 94 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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 £335,000

Tenure - Freehold

Council Tax Band - E

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.

