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**Asking Price £100,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

32, Saffron Lodge Radwinter Road, Saffron Walden, Essex, CB11 3UZ

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Saffron Lodge

Saffron Lodge is a delightful development of 31 one and two bedroom apartments situated in the picturesque town of Saffron Walden.

Located on Radwinter Road, Saffron Lodge is situated within easy reach of the town centre which includes a market place as well as many independent shops and eateries. At the heart of the town lies St. Mary the Virgin Church, the largest parish church in Essex, as well as the Saffron Walden Museum located in the grounds of the Walden Castle ruins dating back to the 12th Century. The manor house Audley End, another tourist attraction, owned by the English Heritage is open to the public and during the summer months.

Audley End railway station is 2 miles from Saffron Walden and is on the Cambridge to London Liverpool Street line. There are bus services from the station to the town and Stansted Airport is 14 miles away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Saffron Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team, a Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Saffron Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Saffron Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

## \*\*ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment in the charming market town of Saffron Walden. The property is conveniently located near the lift and stairs and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from two feature bay windows that provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven plus an additional built in NEFF oven, a 4 ring electric hob with extractor hood over and a fridge/freezer.

The Bedroom is a generous double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if desired and a large window keeps this lovely bedroom bright and airy.

The Shower Room offers a curved shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing!



# Features

- One bedroom top floor apartment
- Fully fitted kitchen with integrated appliances
- Owners lounge with regular social events
- Communal Laundry Room and Owners Wellbeing Suite
- Lift to all floors
- Car Parking and Communal Gardens
- 24 Hour emergency Careline system
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year Ending 31st May 2027): £3,891.85 per annum.

Approximate Area = 656 sq ft / 60.9 sq m  
For identification only - Not to scale

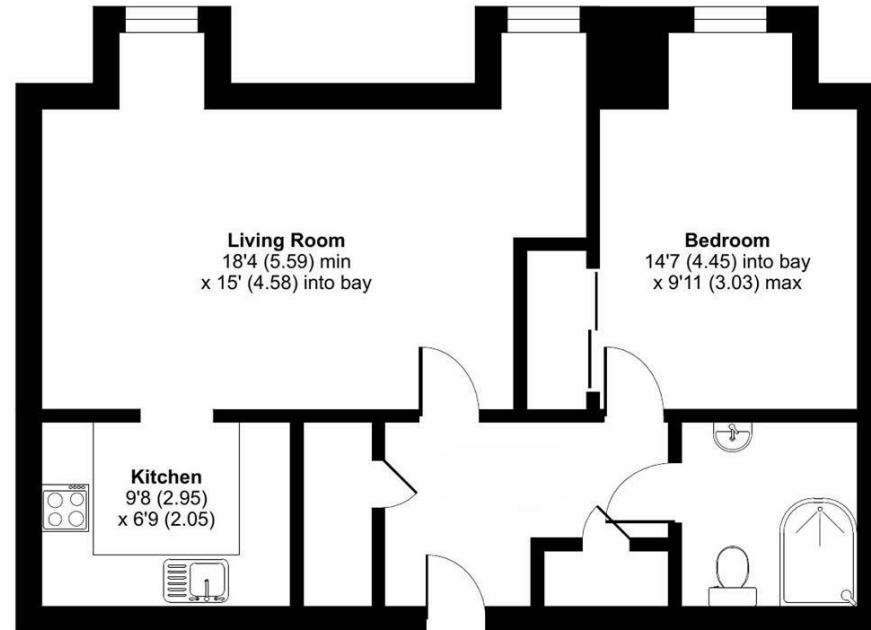
Ground rent £653.04 per annum. To be reviewed May 2028.

Council Tax Band B

125 year Lease commencing 2014

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Communal Air-Source heating, lodge manager and a contribution to the contingency fund.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1481711

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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