

Audley Road, Saffron Walden, CB11 3HX

CHEFFINS

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# Audley Road

Saffron Walden,
CB11 3HX

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## Guide Price £90,000



- Central town location
- One bedroom retirement apartment
- On site manager
- Security entry phone system
- Lift access
- Communal lounge/garden and parking
- Chain Free

A beautifully presented one bedroom first floor retirement apartment with lovely views from the balcony over the well maintained communal gardens. Located within easy access of the town and it's amenities. Offered chain free.









## 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.

## AUDLEY COURT

Audley Court is a desirable development of retirement apartments looked after by the resident manager and located in a convenient town centre location. The communal areas include a well equipped residents' lounge, laundry room and hair dressing salon. There are also two guest suites available for visitors and the upper floors are accessible via a lift. Outside, there are well-tended communal gardens with a clothes drying area, a communal car park and covered mobility scooter recharging points.

## COMMUNAL ENTRANCE HALL

An inviting entrance hall with security entry phone system and access to the communal lounge, house manager's office, lift and staircase.

## FIRST FLOOR

## PRIVATE ENTRANCE HALL

Entrance door, good sized storage cupboard and doors to adjoining rooms.

## LIVING/DINING ROOM

Double glazed sliding doors opening onto the balcony with views over the communal gardens. Opening to:

## KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit with mixer tap, integrated appliances of oven with microwave above, four ring induction hob with extractor hood over, fridge freezer and free-standing Siemens washing machine.

## BEDROOM

Built in wardrobes and double glazed windows to the rear aspect.

## BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, walk-in shower with shower attachment, tiled walls.

## LEASEHOLD

Date : 27 July 1988
Term: 99 years from 1 April 1988 (60 years remaining)
Annual ground rent amount: £294.00 p.a.

Annual service charge amount: £4,241.92 p.a.

Residents must be over the age of 60

## VIEWINGS

By appointment through the Agents.

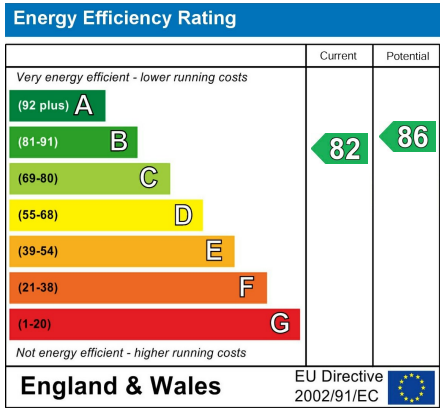






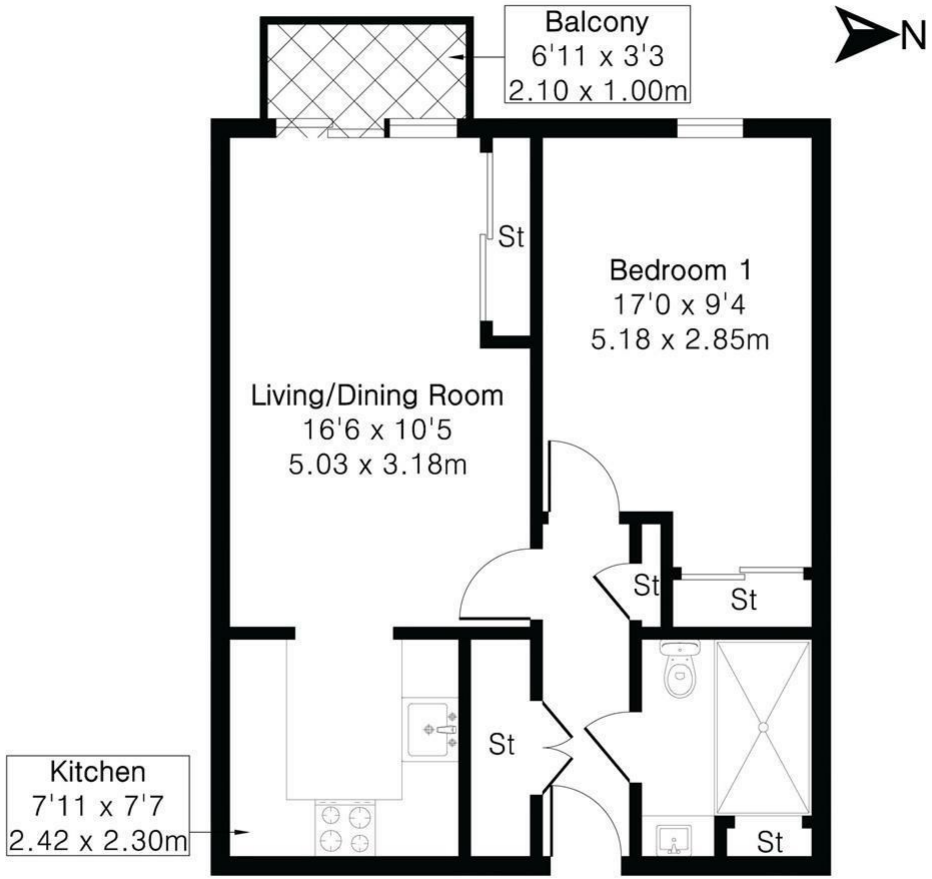







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Tenure - Leasehold
Council Tax Band - C
Local Authority - Uttlesford

**Approximate Gross Internal Area 505 sq ft - 47 sq m**




First Floor

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.