

Audley Court, Saffron Walden, CB11 3HX

CHEFFINS

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Audley Court

Audley Road, Saffron Walden, CB11 3HX

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Guide Price £95,000

A well-presented one bedroom, first floor retirement apartment conveniently situated in a central location. The property benefits from a refitted kitchen and shower room, a bright south facing aspect and a private balcony. No upward 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.








AUDLEY COURT

Audley Court is a desirable development of retirement apartments 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. 122 Audley Court is located on the first floor. The apartment has been improved in recent years with a modern kitchen and high quality shower room suite.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

FIRST FLOOR

ENTRANCE HALL

Doors to adjoining rooms and a good sized storage cupboard.

SITTING ROOM

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

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, built-in electric oven and halogen hob with extractor hood over, space and plumbing for washing machine, dishwasher and fridge freezer.

BEDROOM

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

SHOWER ROOM

Refitted suite comprising pedestal wash bash, low level WC and walk-in shower enclosure with Aqualisa power shower.

OUTSIDE

One of the major benefits of this development is the mature and well-kept garden which is reached from the residents' lounge. In addition, there is a large car park and covered mobility scooter recharging points.

AGENT'S NOTES

- Tenure - Leasehold
- Length of lease - 129 Years (93 years remaining)
- Annual ground rent amount - £234 p.a.
- Ground rent review period - 2033
- Annual service charge amount - £3,794.15 p.a.
- Service charge review period - Annual
- Council tax band - C
- Property Type - Retirement apartment
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 500
- Parking - Communal car park

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Electric
- Broadband - Fibre to the Property available in the area
- Mobile Signal/Coverage - Good

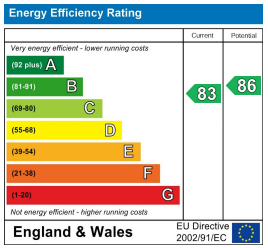
- Rights of Way, Easements, Covenants – We have been made aware this property does contain restrictive covenants - please refer to the land registry title highlighted in the property overview for more information.
- Restrictions - Purchaser must be over the age of 60

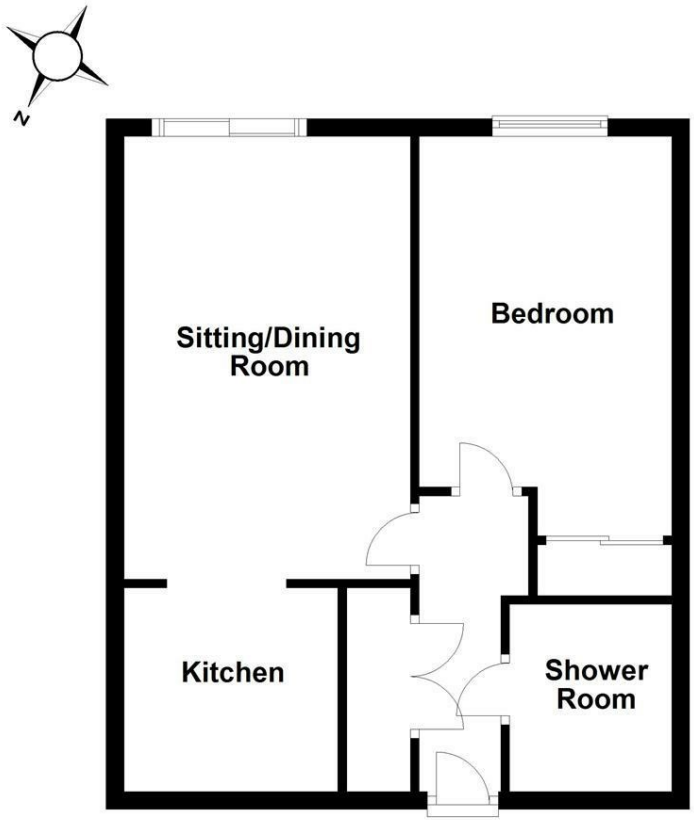
VIEWINGS

Strictly by appointment with the Agents.
Virtual tour available upon request. Please contact the office to request a copy.









Approx gross internal floor area 46 sqm (500 sqft)

Guide Price £95,000
Tenure - Leasehold
Council Tax Band - C
Local Authority - Uttlesford District Council

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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.