



Station Street, Saffron Walden, CB11 3HF

CHEFFINS

Station Street

Saffron Walden,
CB11 3HF

A bright, well-appointed second floor one-bedroom retirement apartment in the heart of Saffron Walden. Benefitting from landscaped communal gardens, parking and located just a short walk into town and all amenities. Available now on a flexible furnished basis.

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. The Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge are accessible at Junctions 8 and 9 of the M11. Train services to London run from Audley End Station about 2 miles away.



£875 Per Month





Custerson Court

Custerson Court is a desirable development of retirement apartments located in a convenient town centre location, within 10 minutes' walk of Waitrose. The development has a resident house manager and each apartment has 24 hour emergency alarm cords in every room. The communal areas include a spacious residents' lounge, laundry room, waste and recycling room and well-kept communal gardens with plentiful parking for residents and visitors. The upper floors are accessible via a lift.

Ground Floor

Communal Entrance Hall

Secure entrance door with access to communal hallway providing access to the lift system and staircase.

Second Floor

Private Entrance Hall

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

Living Room

Double glazed window to the front aspect, double doors into:

Kitchen

Fitted with a range of base and eye level units, part-tiled walls, integrated oven with four ring electric hob and extractor above, freestanding

undercounter fridge and freezer, double glazed window to the front aspect.

Bedroom One

Double glazed window to the front aspect and built in wardrobe.

Shower Room

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

Outside

Delightful well maintained, large communal gardens which are predominantly laid to lawn with a range of mature shrubs, trees and flowering borders together with ample parking facilities.

Viewings

Strictly by appointment through the agent.

Letting Agent Notes

Holding deposit : £201.00

For more information on this property please refer to the Material Information brochure on our Website.

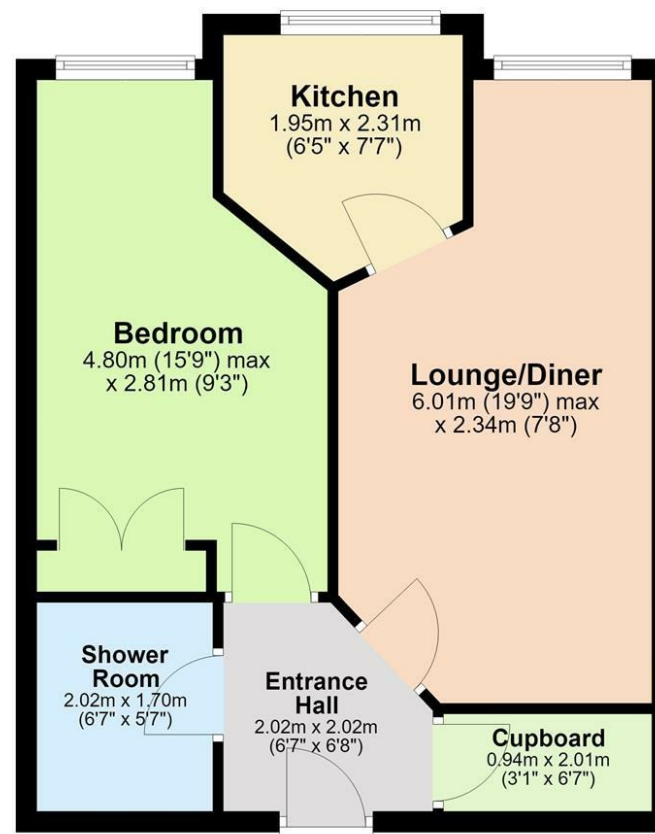


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC	

£875 Per Month
Council Tax Band – C
Local Authority – Uttlesford District Council

Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



Total area: approx. 42.9 sq. metres (461.4 sq. feet)

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

8 Hill Street, Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk



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.