



Audley Road, Saffron Walden, CB11 3HX

CHEFFINS

Audley Road

Saffron Walden,
CB11 3HX

- Ground floor retirement apartment
- Direct garden access
- Double bedroom with fitted wardrobe
- Central location

A well presented one bedroom ground floor retirement apartment available for over 60s only, conveniently located in a central location. The property benefits from a fitted kitchen and spacious living space, as well as communal grounds and parking.



Guide Price £90,000





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. 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 access to the communal lounge, house manager's office, lift and staircase.

PRIVATE ENTRANCE HALL

Entrance door, doors to adjoining rooms, airing cupboard and fitted coats cupboard.

SITTING ROOM

Double glazed sliding doors leading out onto the garden and opening into:

KITCHEN

Fitted with a range of base and eye level units, electric oven, four ring electric hob with extractor, stainless steel sink and space for fridge.

BEDROOM

Double glazed window to the side aspect and fitted wardrobe with shelving above.

SHOWER ROOM

Ceramic basin, low level WC, walk in wet room with electric shower and heated towel rail.

LEASEHOLD

Term: 99 years from 1 April 1988 (60 years remaining)

Ground Rent: £274 p.a.

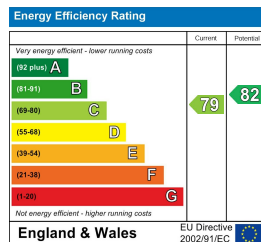
Service Charge: £4,140 p.a.

Residents must be over the age of 60.

VIEWINGS

Strictly by appointment through the agent.



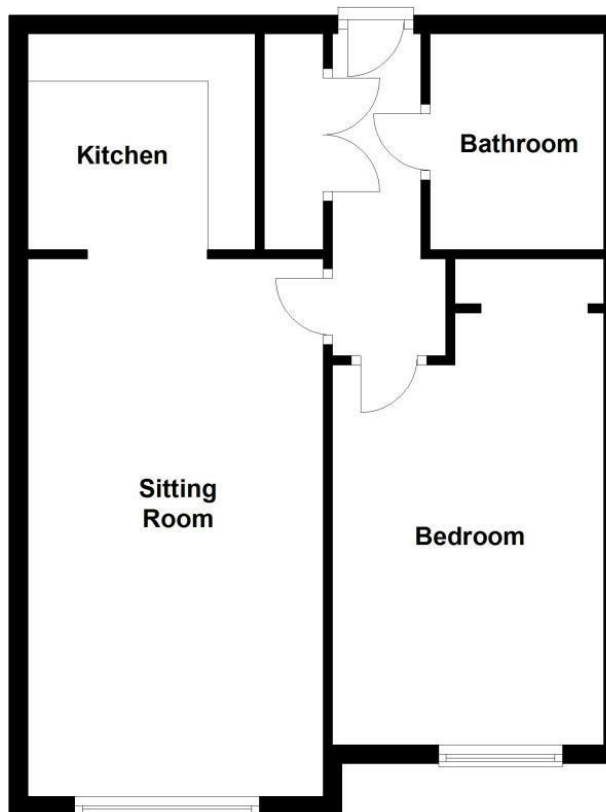


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Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford



Approx gross internal floor area 46 sqm (500 sqft)

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.

