



Custerson Court Station Street, Saffron Walden **£130,000** **Leasehold**

Key Features

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125 Years remaining as of 01 May 1995

£514.00 Ground Rent pa

Review due: Ask Agent

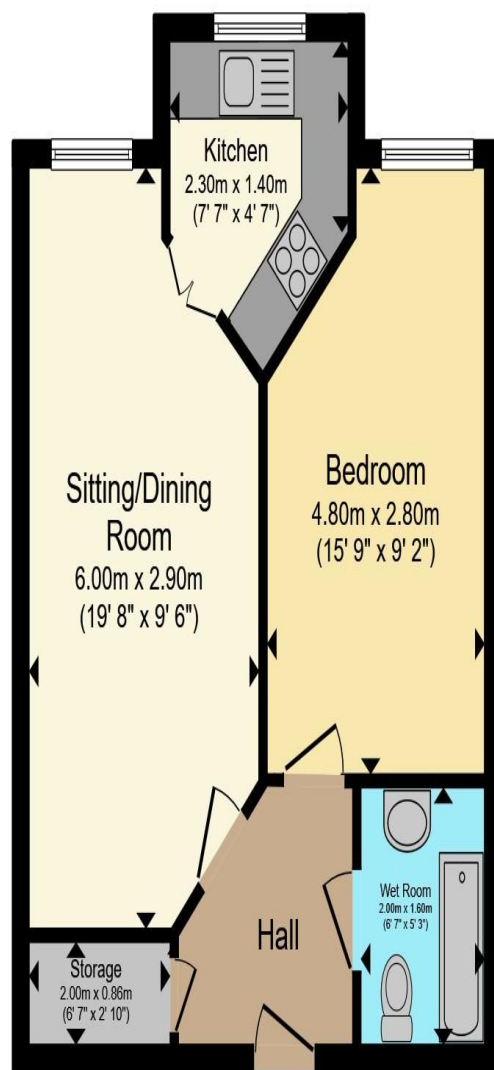
£3460.00 Service Charge pa

Review due: Ask Agent

- Well presented spacious one bedroom first floor retirement apartment
- Located within the highly regarded and well established Custerson Court development, overlooking the communal gardens
- Safe and secure independent living with resident manager and 24-hour emergency Careline support 365 days a year

Bright spacious retirement apartment on the sought after Custerson Court development. Guest suite available for visiting family and friends and this one bedroom apartment is offered in good condition throughout and benefits from large lounge/diner, well-equipped kitchen, attractive, beautifully maintained communal gardens and surroundings





1st Floor

Total floor area 42.3 sq.m. (455 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



modern shower room and good size bedroom.

This popular retirement development comprises of a communal resident's lounge, communal laundry, communal gardens, double glazing, lifts to all floors and ample communal parking.

Saffron Walden is a fine old market town with a good range of shopping, schooling, and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

To view this property call Kevin Henry on: 01799 513632

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