



Farmadine House, Saffron Walden **£70,000** **Leasehold**



Key Features



125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pa

Review due: Ask Agent

£3513.84 Service Charge pa

Review due: Ask Agent

- No onward chain
- Ground floor one bedroom retirement property
- Lifts to all floors
- Live in manager
- Ample communal parking

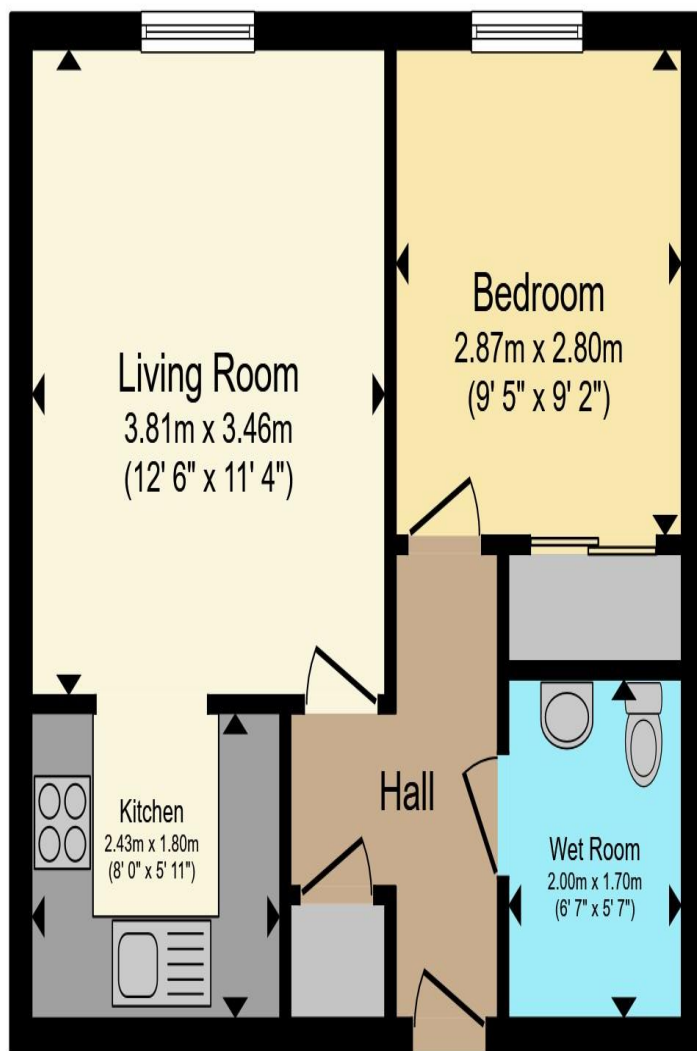
Ideally situated close to the town centre this popular retirement development is situated just off Audley Road. The development benefits from a live-in manager, laundry room, secure entry system, well-kept communal gardens and resident's car park.



The apartment itself comprises of a good size lounge/diner, double bedroom with built in wardrobes and shower room. 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 completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

Total floor area 36.3 sq.m. (391 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



Communal entrance
Secure entrance door to communal hallway providing access to the lift and stairs and spacious residents' lounge. Also providing access to the well-kept communal garden.

Entrance Hall
Storage cupboard.
Lounge/Diner
3.81m x 3.46m
12'6" x 11'4"

Kitchen
2.43m x 1.80m
8'0" x 5'11"

Bedroom
2.87m x 2.80m
9'5" x 9'2"

Bathroom

Outside
Communal gardens and communal parking.

To view this property call Kevin Henry on:
01799 513632

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 01799 513632

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