



Custerson Court Station Street, Saffron Walden **£230,000** **Leasehold**



# Key Features



125 Years remaining as of 01 May 1995

£579.58 Ground Rent pa

Review due: Ask Agent

£5190.00 Service Charge pa

Review due: 09/2026

- Two double bedroom retirement apartment
- Offered chain free
- Well presented
- Spacious lounge/diner
- Modern kitchen and bathroom

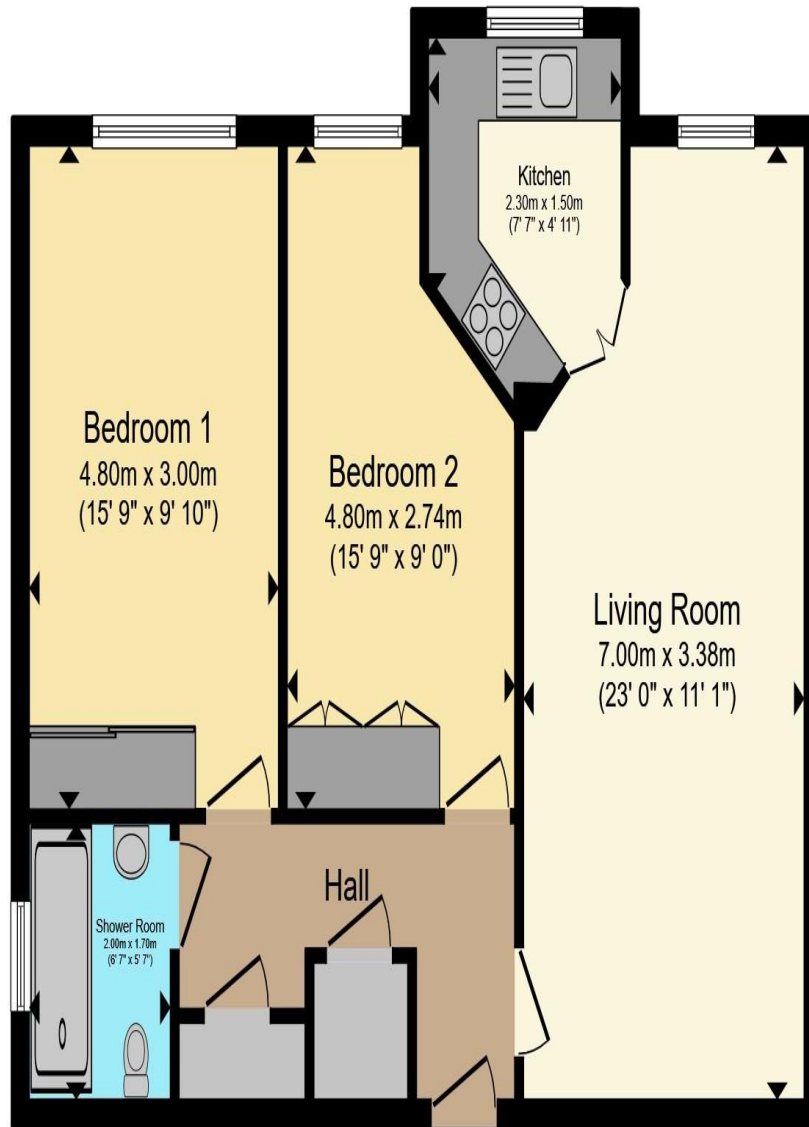
On entering the generous sized hallway, you are greeted with a feeling of light and space throughout. This retirement apartment is situated on the second floor and offers a large lounge/diner, two double bedrooms and modern kitchen and shower room. Custerson



Court is a sought-after development and these two bedroom apartments do not become available often. 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.

Communal entrance  
Secure entrance door to communal hallway providing access to the lift and





Total floor area 66.1 sq.m. (711 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](http://www.propertybox.io)



stairs and spacious residents lounge. Also providing access to the very well presented communal gardens.

Entrance Hall  
Storage cupboard and airing cupboard.

Lounge/Diner  
7.00m max x 3.38m max  
23'0" max x 11'1" max

Kitchen  
2.30m max x 2.17m max  
7'7" max x 7'1" max

Bedroom 1  
4.80m x 3.00m  
15'9" x 9'10"  
Including built in wardrobes

Bedroom 2  
4.80m max x 2.74m max  
15'9" max x 9'0" max

Bathroom  
Outside  
Communal garden and ample communal parking.

To view this property call Kevin Henry on:  
01799 513632

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