



Custerson Court Station Street, Saffron Walden **£270,000** **Leasehold**



Key Features

 2  2  A  D



125 Years remaining as of 01 May 1995

£578.40 Ground Rent pa

Review due: **Ask Agent**

£5186.40 Service Charge pa

Review due: **Ask Agent**

- Two double bedroom retirement apartment
- Offered chain free
- Large lounge/diner
- Well-equipped kitchen
- Shower room

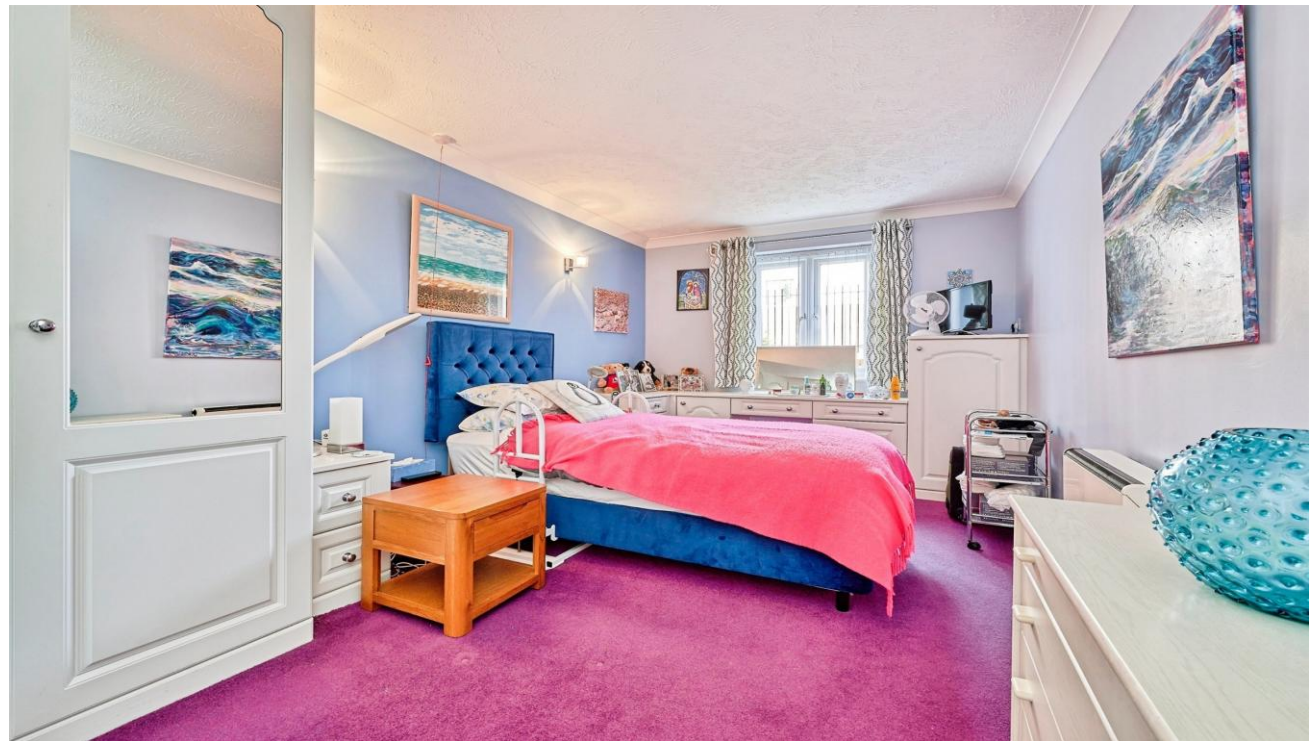
Great opportunity to purchase this two bedroom retirement property that benefits from a spacious lounge/diner, kitchen, shower room and excellent hallway storage space.

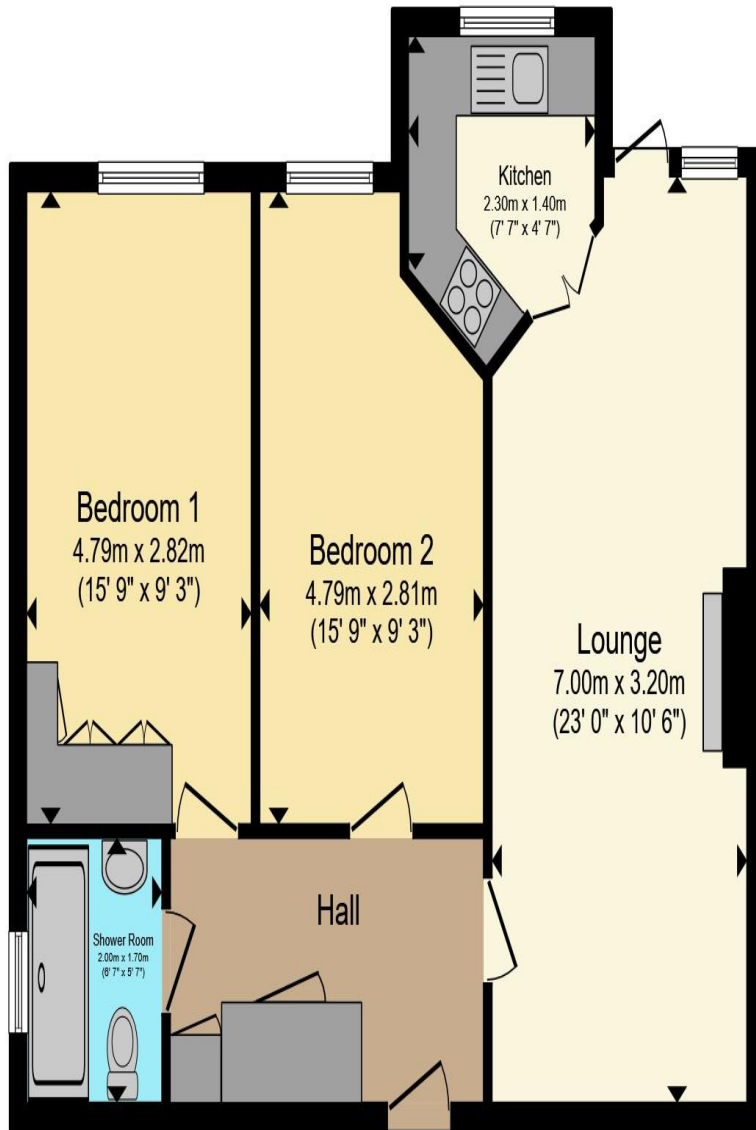
This popular retirement development



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





Total floor area 65.0 sq.m. (700 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



Entrance Hall
Storage cupboard and airing cupboard.

Lounge/Diner: 23' x 10'6 (max) (7m x 3.20m (max))

Kitchen: 7'7 (max) x 4'7 (max) (2.3m (max) x 1.4m (max))

Bedroom 1: 15'9 (max) x 9'3 (max) (4.79m(max) x 2.82m (max))

Bedroom 2: 15'9 (max) x 9'3 (max) (4.79m(max) x 2.82m (max))

Bathroom
Outside
Communal garden and ample communal parking.

To view this property call Kevin Henry on:
01799 513632

Selling your property?

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 01799 513632

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