



Farmadine House, Saffron Walden **£44,000** **Leasehold**

KH Kevin
Henry

Key Features

 2  1  C  B



125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pa

Review due: Ask Agent

£4181.16 Service Charge pa

Review due: Ask Agent

- No onward chain
- First floor two bedroom retirement apartment
- Lifts to all floors
- Communal parking
- Residents' Lounge

This popular retirement development is situated just off Audley Road and within close distance of Saffron Walden Town Centre and its local amenities. The development benefits from a house manager, laundry room, secure entry system, well-kept communal gardens



and residents' car park. The apartment itself comprises two good size bedrooms, a light and airy lounge/diner which leads to the well-equipped kitchen area 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. 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 well-kept communal garden.

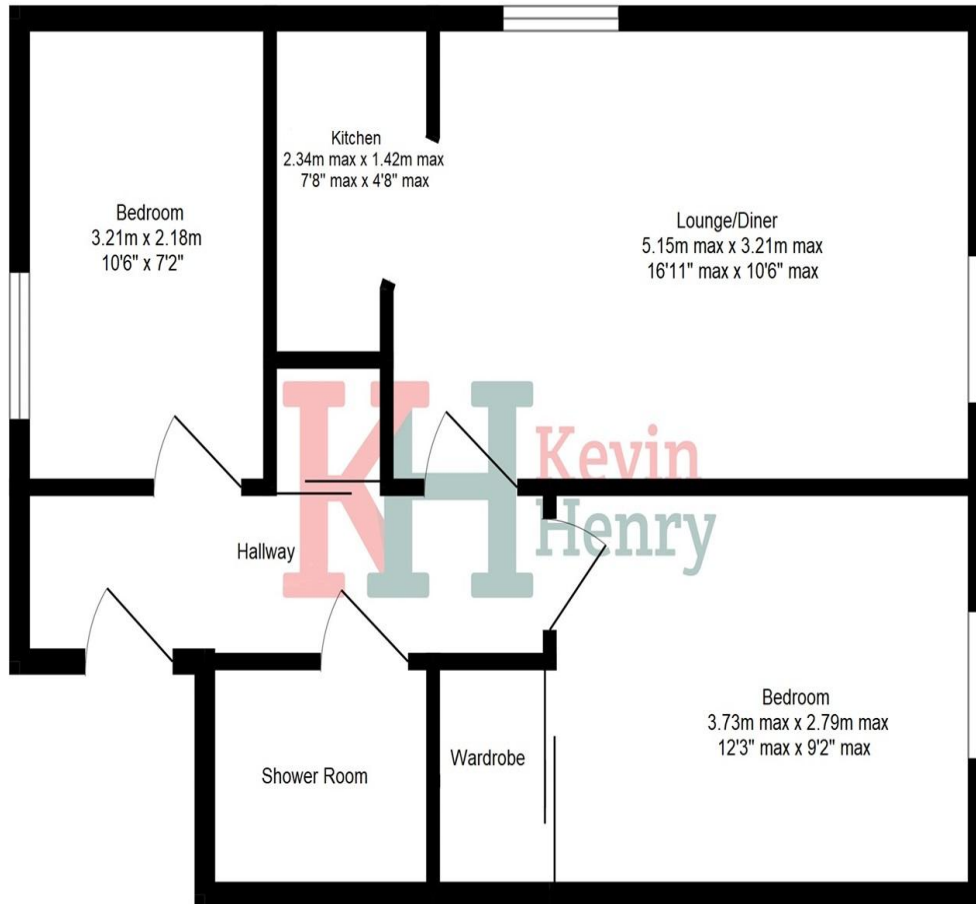
Entrance Hall
Storage cupboard.

Lounge/Diner
5.15m x 3.21m
16'11" x 10'6"

Kitchen



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2.34m x 1.42m
7'8" x 4'8"

Bedroom One
3.73m x 2.79m
12'3" x 9'2"

Bedroom Two
3.21m x 2.18m
10'6" x 7'2"

Bathroom

Outside
Communal gardens and parking.

To view this property call Kevin Henry on:
01799 513632

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 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

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