Farmadine House, Saffron Walden **£100,000** **Leasehold**

Kevin Henry

Key Features

2 1 D 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: 04/2026

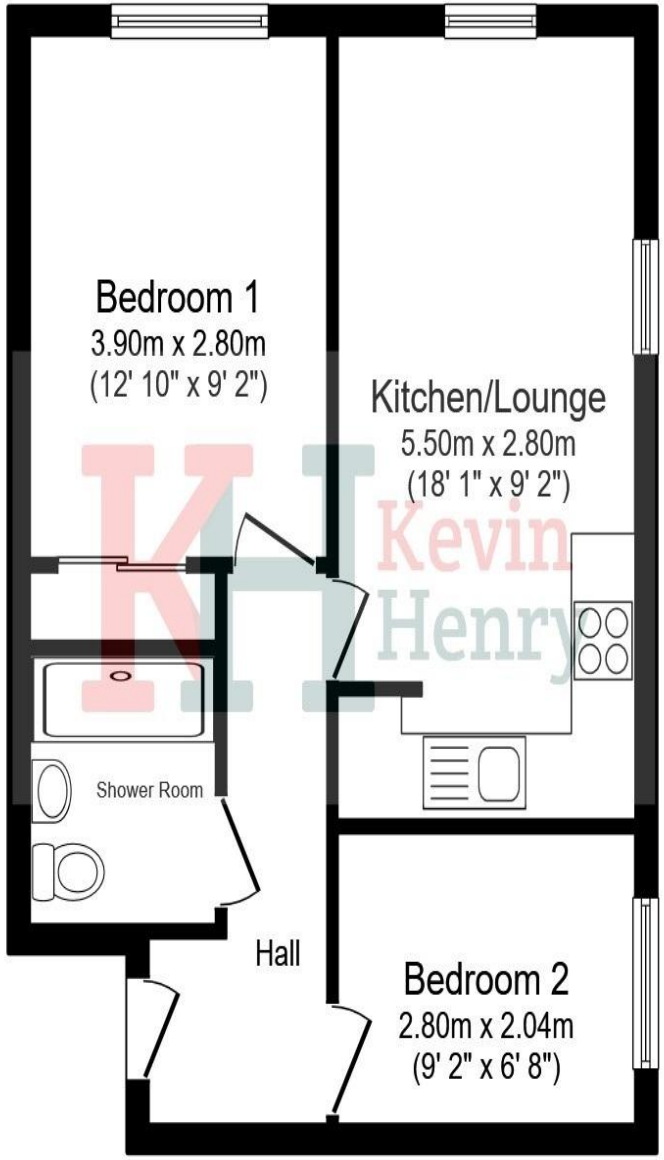
- No onward chain
- Ground floor two-bedroom retirement property
- Ample communal parking
- Communal residents lounge
- 86 years left on lease

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 laundry room, secure entry system, well-kept communal gardens and resident's

car park.
The apartment itself comprises of 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.

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.

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



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.focalagent.com

the well-kept communal garden.

Entrance Hall
Storage cupboard.

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

Kitchen
2.34m x 1.42m
7'8 x 4'8

Bedroom One
3.90m x 2.80m
12'10'' x 9'2''

Bedroom Two
2.80m x 2.04m
9'2'' x 6'8''

Bathroom

Outside Communal gardens
and ample parking.

To view this property call Kevin Henry on: 01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

01799 513632

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

sales@kevinhenry.co.uk

www.Kevinhenry.co.uk

SCAN ME

Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103467 - 0010