



Farmadine House, Saffron Walden **£80,000** **Leasehold**



Key Features

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125 Years remaining as of 01 Jul 1986

£Ask Agent Ground Rent pa

Review due: Ask Agent

£3513.84 Service Charge pa

Review due: 04/2027

- No Onward Chain
- Second Floor One Bedroom Retirement Property
- New Carpets
- Lifts to All Floors
- Ample Communal Parking and Communal Garden Area

Farmadine House is a well regarded and popular retirement development and is situated just off Audley Road 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.

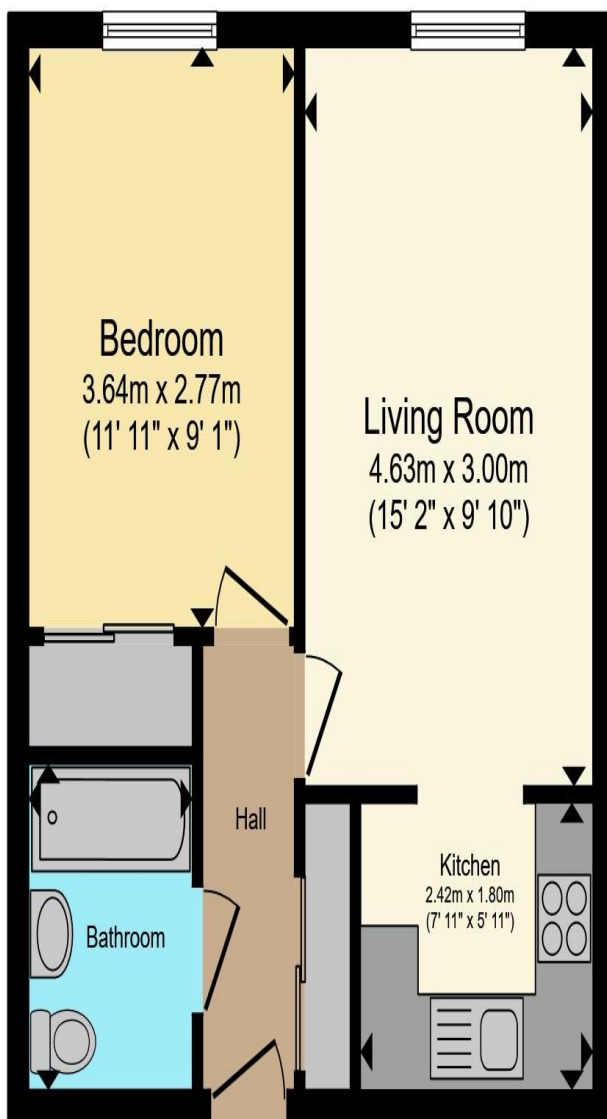
The apartment itself comprises of a double bedroom, lounge/diner which leads to the well-equipped kitchen area and shower room.

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





Total floor area 38.3 sq.m. (413 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



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
4.63m x 3.00m (15'2" x 9'10").

Kitchen
2.42m x 1.80m (7'11" x 5'11").

Bedroom
3.64m x 2.77m (11'11" x 9'1"plus built in wardrobes).

Bathroom

Outside
Communal gardens and ample parking.

To view this property call Kevin Henry on:
01799 513632

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