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## Custerson Court, Station Street, Saffron Walden, CB11 3HF

A recently refurbished one bedroom retirement apartment with a pleasant westerly aspect. The property offers bright and well-appointed living accommodation, together with use of the communal sitting room and gardens. No upward chain.

Guide Price **£160,000**

- Newly decorated throughout
- Refitted kitchen
- Sitting/dining room
- Double bedroom
- No upward chain
- Close to town's amenities



Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

**ACCOMMODATION** with approximate room sizes.

## GROUND FLOOR

### CUSTERSON COURT

Custerson Court is a desirable development of retirement apartments located in a convenient town centre location. The development has a resident house manager and each apartment has 24 hour emergency alarm cords in every room. The communal areas include a spacious residents' lounge, laundry room and well-kept communal gardens with plentiful parking for residents and visitors. The upper floors are accessible via a lift.

### COMMUNAL ENTRANCE HALL

Secure entrance door with access to communal hallway providing access to the lift system and staircase.

## SECOND FLOOR

### PRIVATE ENTRANCE HALL

7' 9" x 6' 6" (2.37m x 2m)

Entrance door, large airing/storage cupboard (2m x 0.9m), access to the loft space and doors to adjoining rooms.

### SITTING/DINING ROOM

19' 9" x 10' 7" (6.03m x 3.24m)

Double glazed window to the side aspect, feature fireplace and a pair of glazed doors leading to:

### KITCHEN

8' 0" x 7' 7" (2.45m x 2.32m) max.

Refitted with a range of base and eye level units, Neff electric oven and four ring induction





hob with extractor hood over, stainless steel sink, and space for fridge and freezer. Double glazed window to the side aspect.

### BEDROOM

15' 11" x 9' 3" (4.87m x 2.83m)

Double glazed window to the side aspect and fitted wardrobes.

### SHOWER ROOM

6' 9" x 5' 6" (2.07m x 1.69m)

Comprising walk-in electric shower, ceramic wash basin with vanity cupboard beneath, low level WC and heated towel rail.

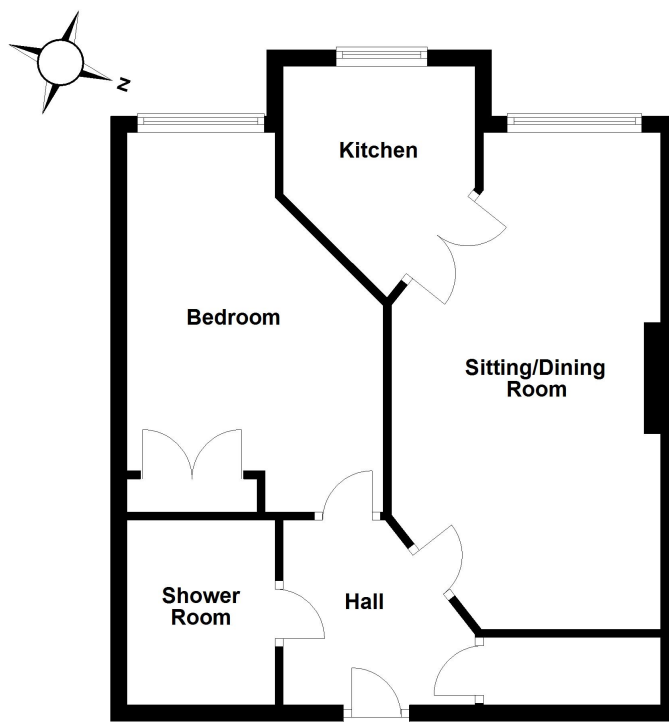
### OUTSIDE

Delightful well maintained, large communal gardens, together with ample parking facilities.

### VIEWINGS

Strictly by appointment with the Agents.





Approx gross internal floor area 46 sqm (500 sqft)

Not to scale, for guidance purposes only

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

EPC TO FOLLOW

### Council Tax Band: C

#### Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.