



## 28 Custerton Court, Station Street, Saffron Walden, CB11 3HF

**Guide Price £110,000**

- One bedroom, retirement apartment
- In need of modernisation
- Communal gardens and parking
- Close to the town centre
- Sought after development
- EPC: B





## ACCOMMODATION

A well-appointed, one bedroom, retirement apartment in the heart of Saffron Walden with fantastic communal areas. The light and airy apartment offers scope to renovate and modernise. Accommodation comprises a communal entrance hall with telephone entry system, stairs and lift and adjacent Manager's Office and resident's living room .There is a fully fitted kitchen, lounge/diner, bedroom and well equipped shower room. In detail, the accommodation comprises;

## ENTRANCE HALL

Airing cupboard, doors to;

## LOUNGE/DINER

A lovely bright room with large window to the front? aspect, wall lighting and double doors to;

## KITCHEN/DINER

Fitted with a range of base level unit with work surface over incorporating a sink unit. There is an integrated electric hob, extractor fan over ad electric oven. There is space and plumbing for separate fridge, freezer and washing machine. A window to front aspect?

## BATHROOM

Comprising shower cubicle, wash hand basin and WC

## LOCATION

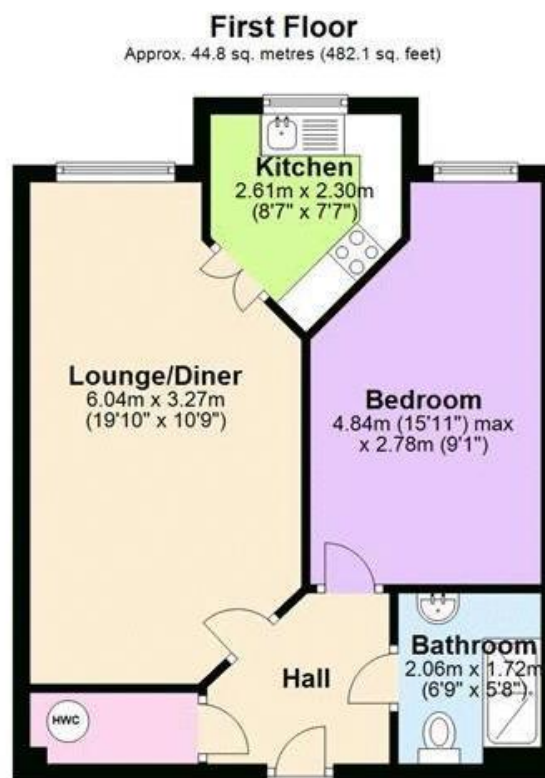
Saffron Walden is a thriving town with an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18 hole golf course, a cinema and an 800 seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

## TENURE

Leasehold, 107 years remaining

## SERVICE CHARGE

Ground rent of £258 is paid twice-yearly and a communal maintenance charge of £1,305 is also paid twice-yearly.



**Total area: approx. 44.8 sq. metres (482.1 sq. feet)**

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

