



Saffron Lodge, Radwinter Road, Saffron Walden

Price: Leasehold: £240,000 guide price

- Second floor flat with access to lift
- Retirement property
- Communal lounge and garden
- Fully fitted kitchen
- Level walking distance to town
- Close walk to town

EPC Rating: B



Accommodation comprises entrance hall with a spacious storage cupboard, large double bedroom, a light and airy lounge / dining room and a fitted kitchen. Saffron Lodge residents benefit from features including a residents' communal lounge, a well-being suite that includes treatments such as hairdressing and chiropody which are available to book at an extra charge, laundry room and guest suite, as well as a fantastic house manager.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall for its musical events etc. which is situated at the County High School. Audley End Mainline Station is just two miles distance and the M11 access point at Stump Cross 4 miles.

Entrance Hall

Doors to all adjoining rooms. Large storage cupboard which has access to the boiler and electrics. The hallway is carpeted.

Living / Dining Room

19'3 x 10'5 (5.86m x 3.17m)

A lovely, naturally light, spacious room with feature fireplace housing an electric fire, window overlooking the south facing communal gardens, electric storage heater.

Kitchen

8 x 7'6 (2.43m x 2.28m)

Fully integrated kitchen with oven, electric induction hob with overhead extractor fan. Built in fridge and freezer.

Bedroom

15'10 x 9'2 (4.82m x 2.79m)

Spacious double bedroom with built in wardrobe storage. Carpeted room with electric storage heater and outlook over communal gardens.

Bathroom

With fully tiled walls, comprising an enclosed shower cubicle with handrail, low-level WC, wash basin with

vanity unit below and a heated towel rail. New bathroom flooring fitted with a durable non-slip material within the last year.

There is a lodge manager on site during normal working hours, who organises frequent activities for residents to opt in or out of.

24-hour emergency care line. Repairs, maintenance and heating are offered within the service charge.

There is a well-being suite for therapies, hairdressing and chiropody all at a small cost. Residents are able to book in slots during the week.

The large communal lounge can be hired for a modest cost.

Small pets are allowed.

There are bus stops close by with routes towards the town centre and also the large Tesco on Radwinter Road.

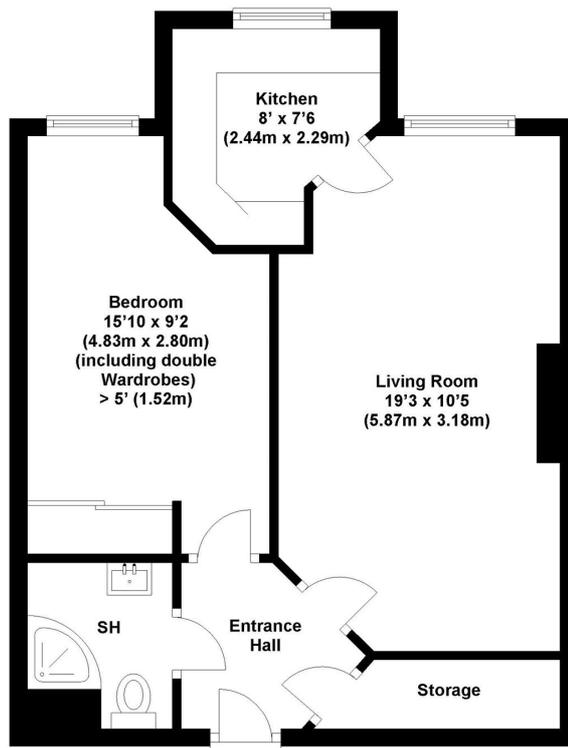
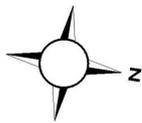
Mobility scooter shed and electric charging points.

There are also guest facilities, which can be rented at a modest nightly charge for residents who wish to have guests visit.



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: SAF101340 – 0009

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Approx gross internal floor area 500 sqft (46 sqm)

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